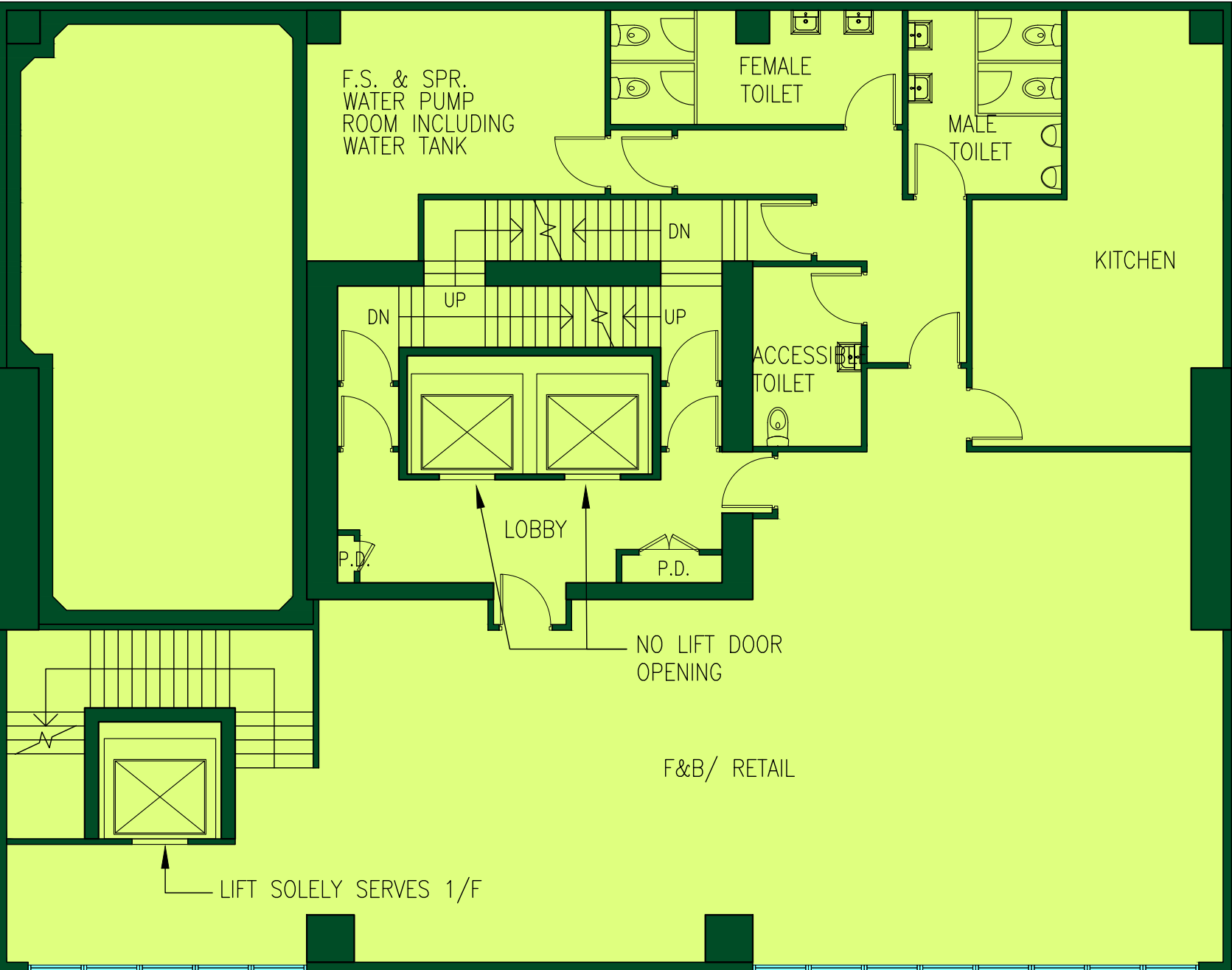
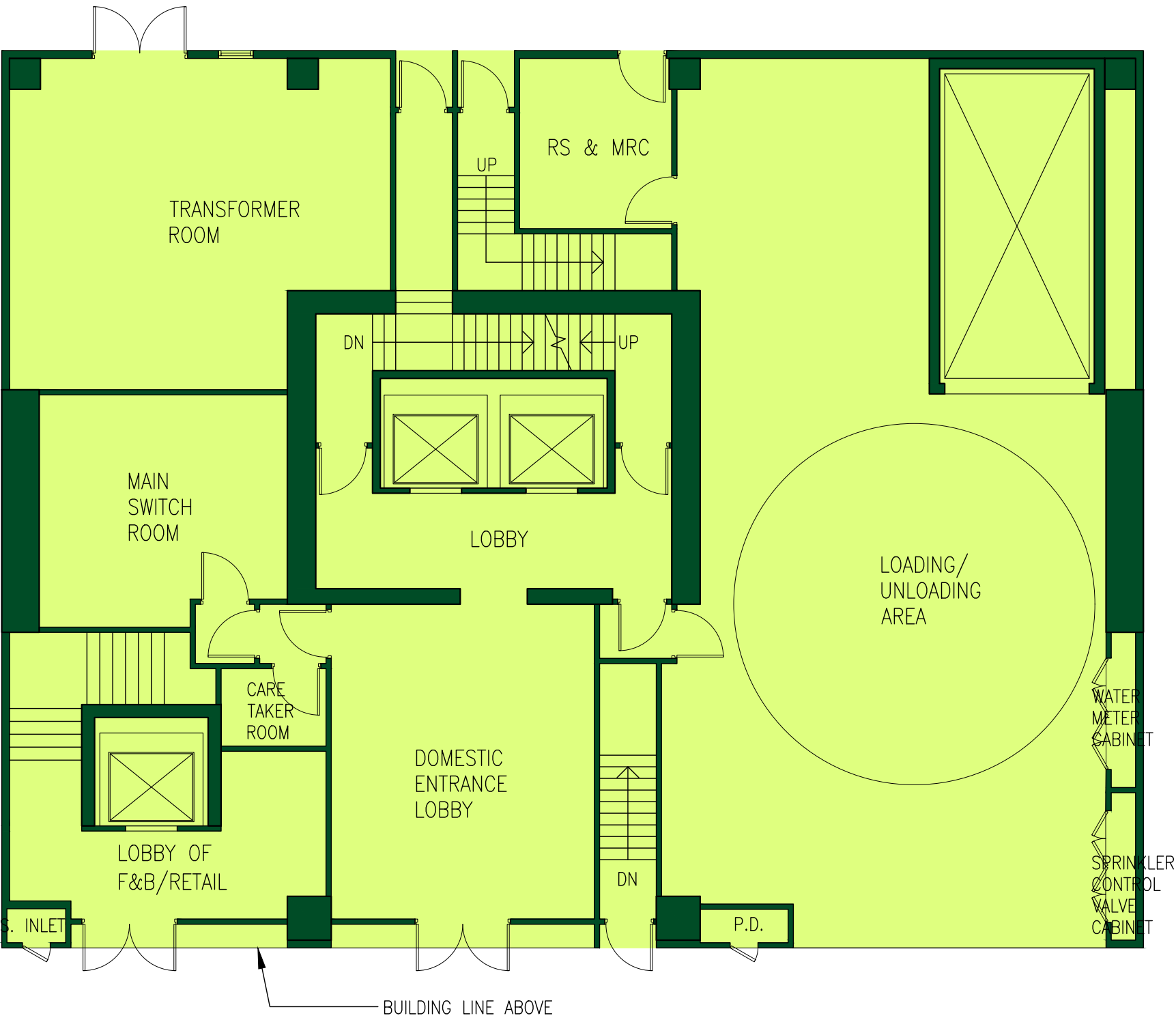


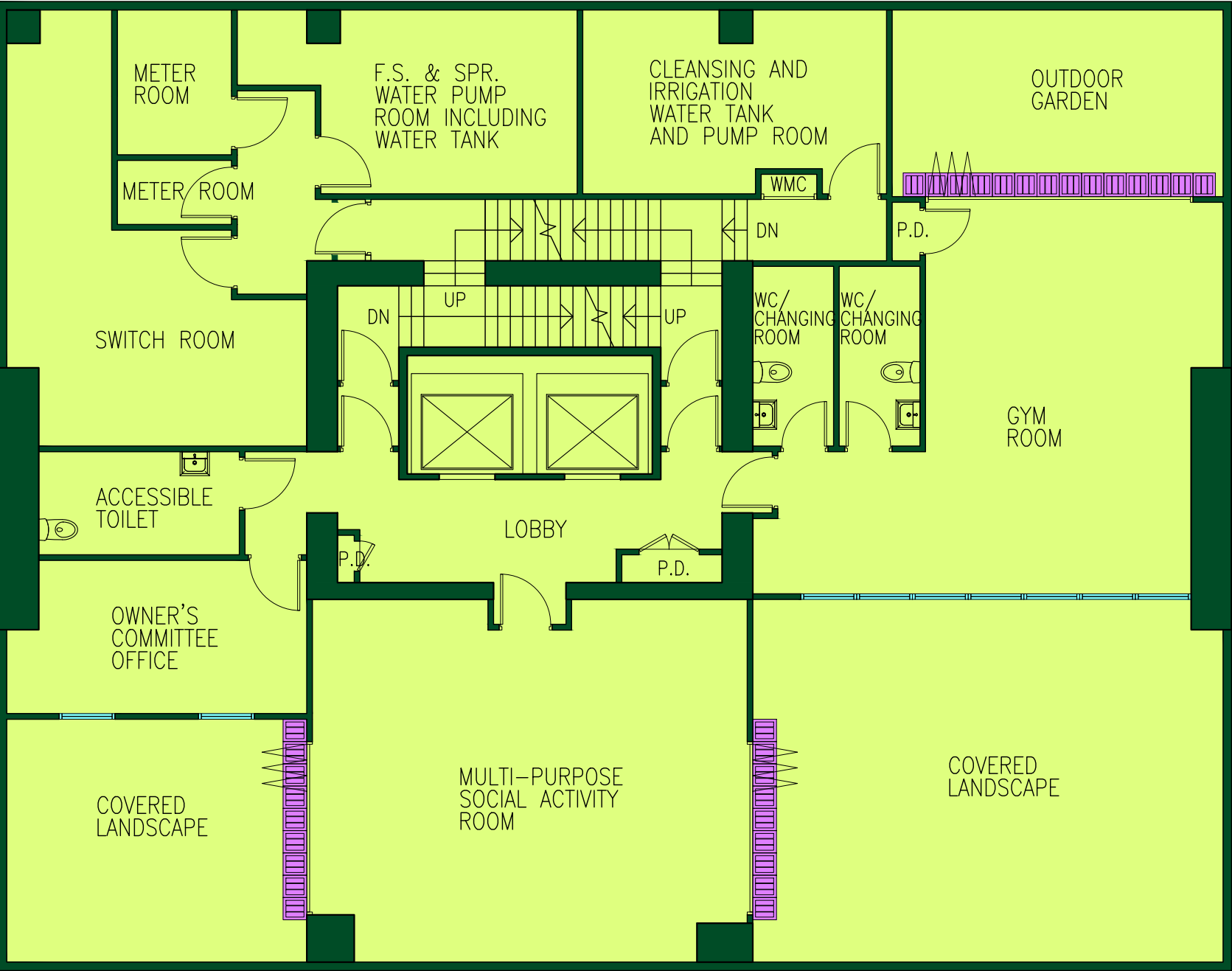
B/F PLAN



1/F PLAN

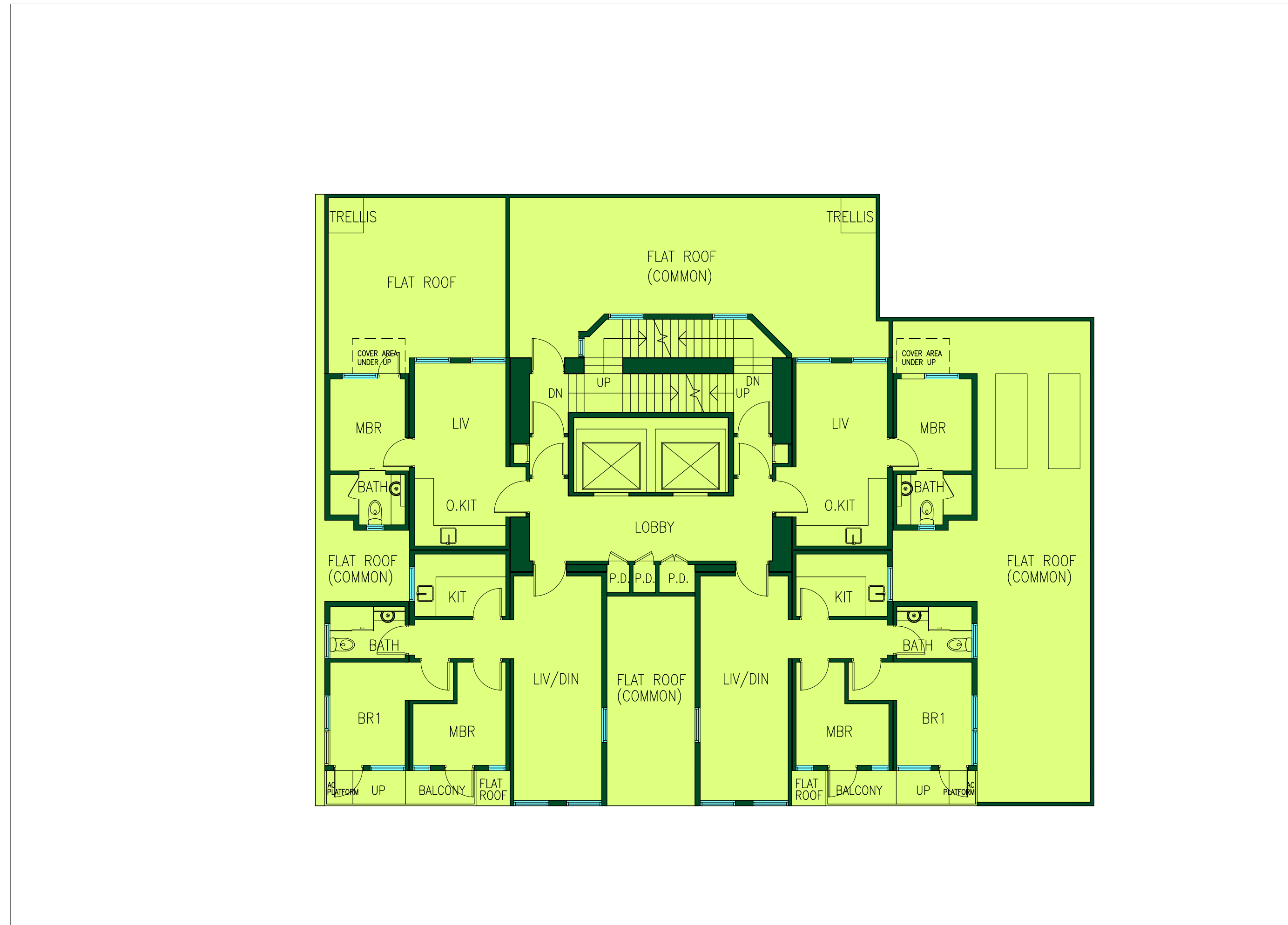


G/F PLAN

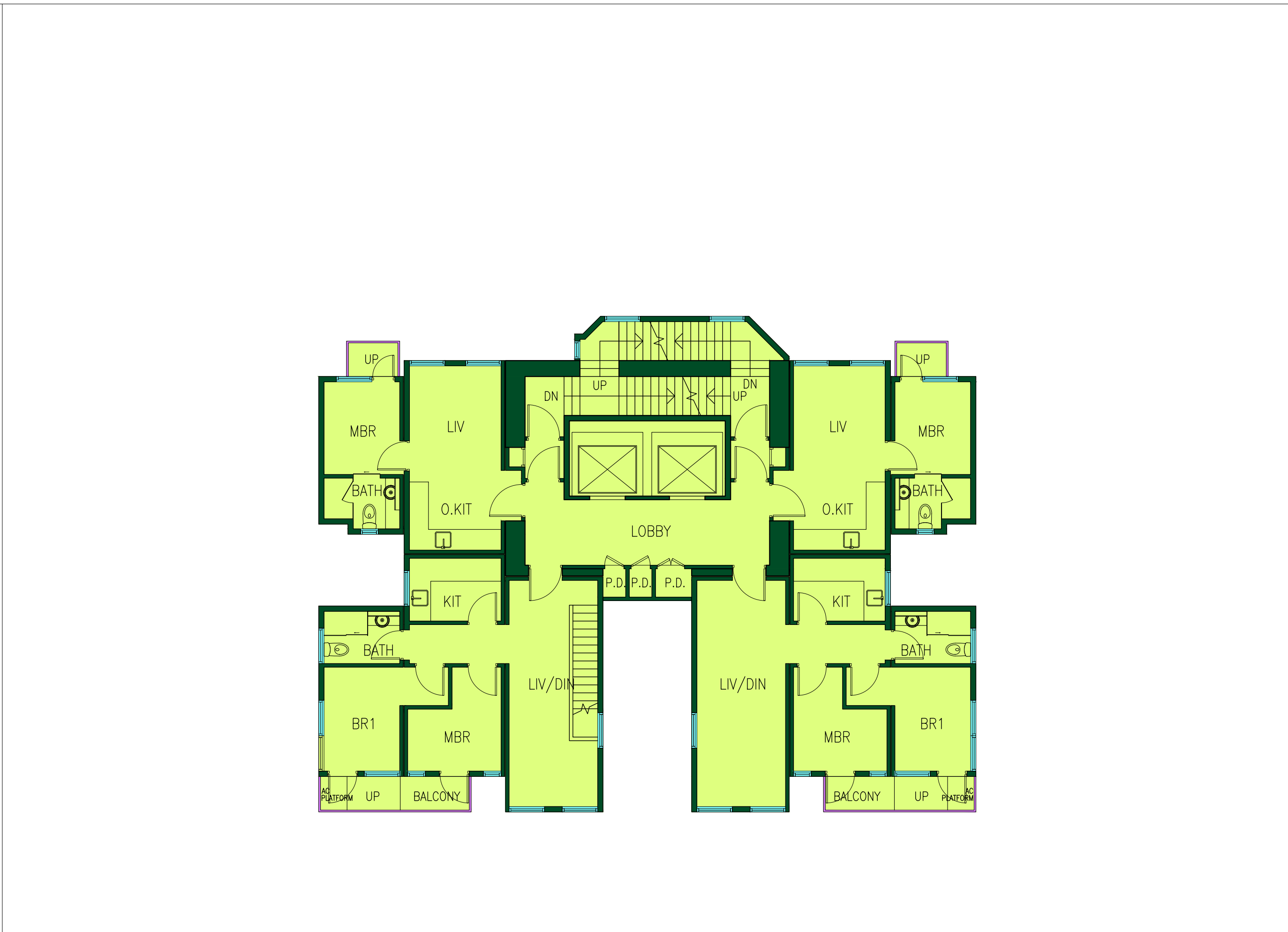


2/F PLAN

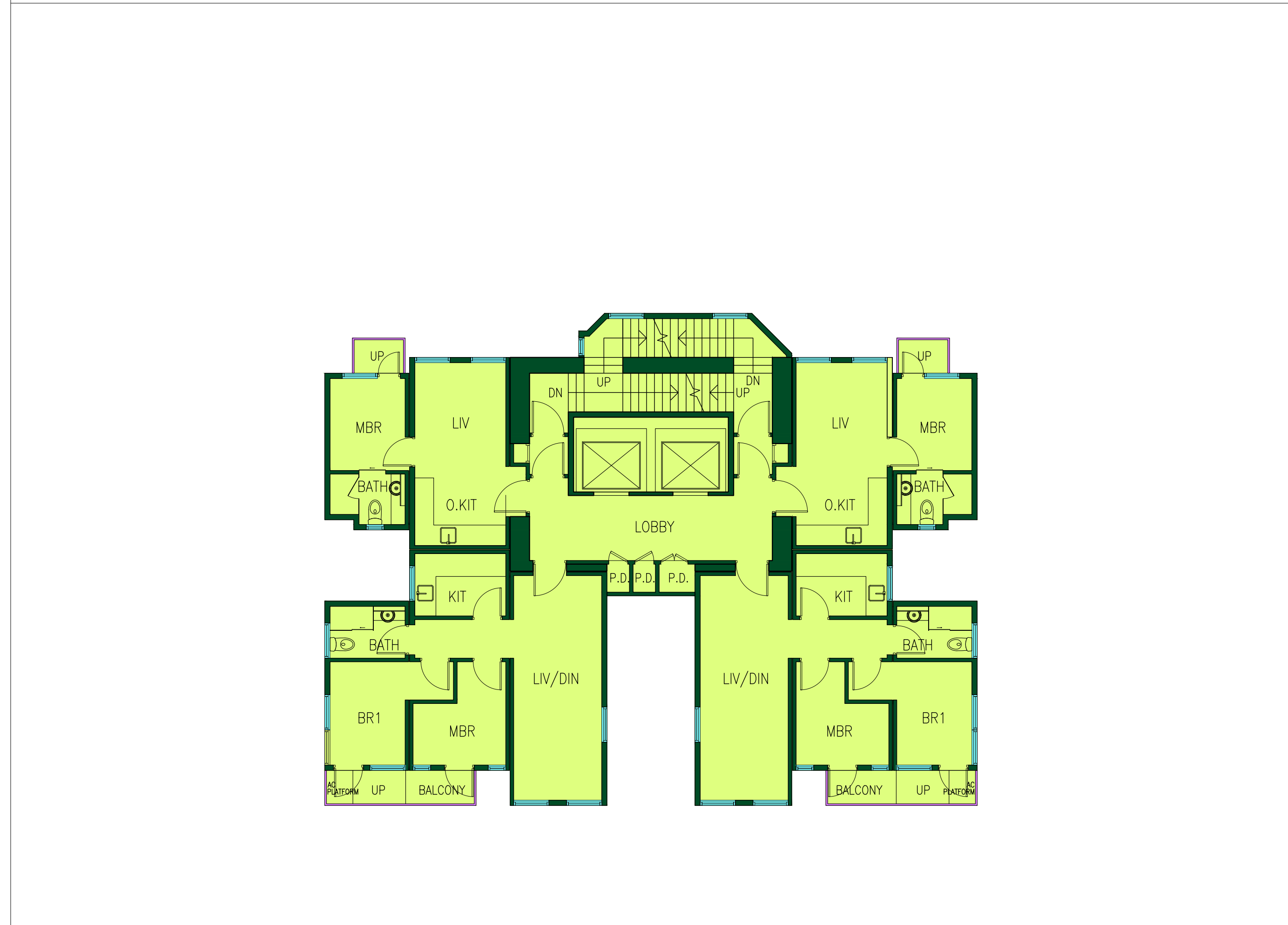
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SCALE	(A1)
DRAWING NO.	REV. NO.
A001	
SOURCE	
BD's OFFICAL USE	



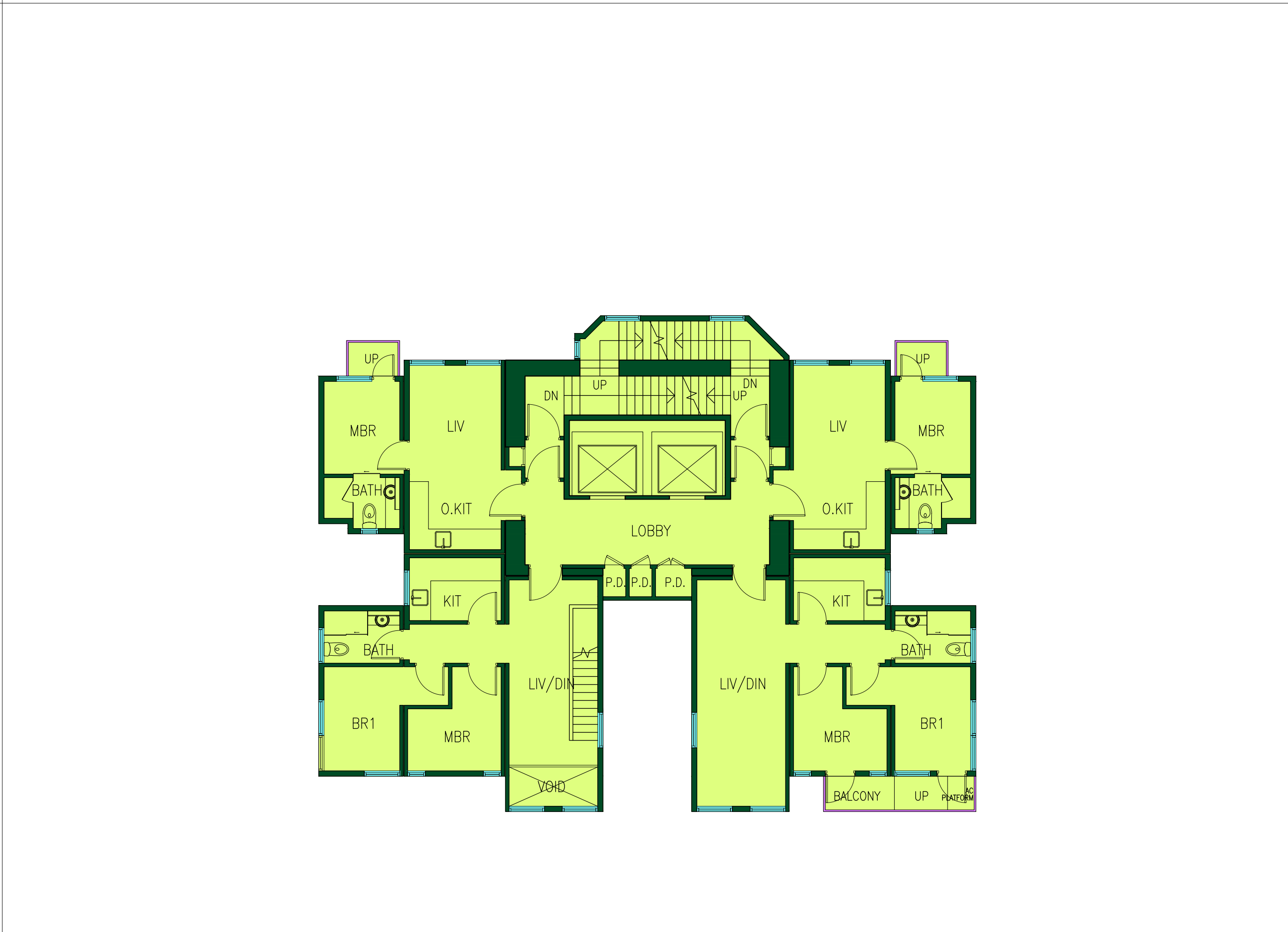
3/F PLAN



23/F PLAN

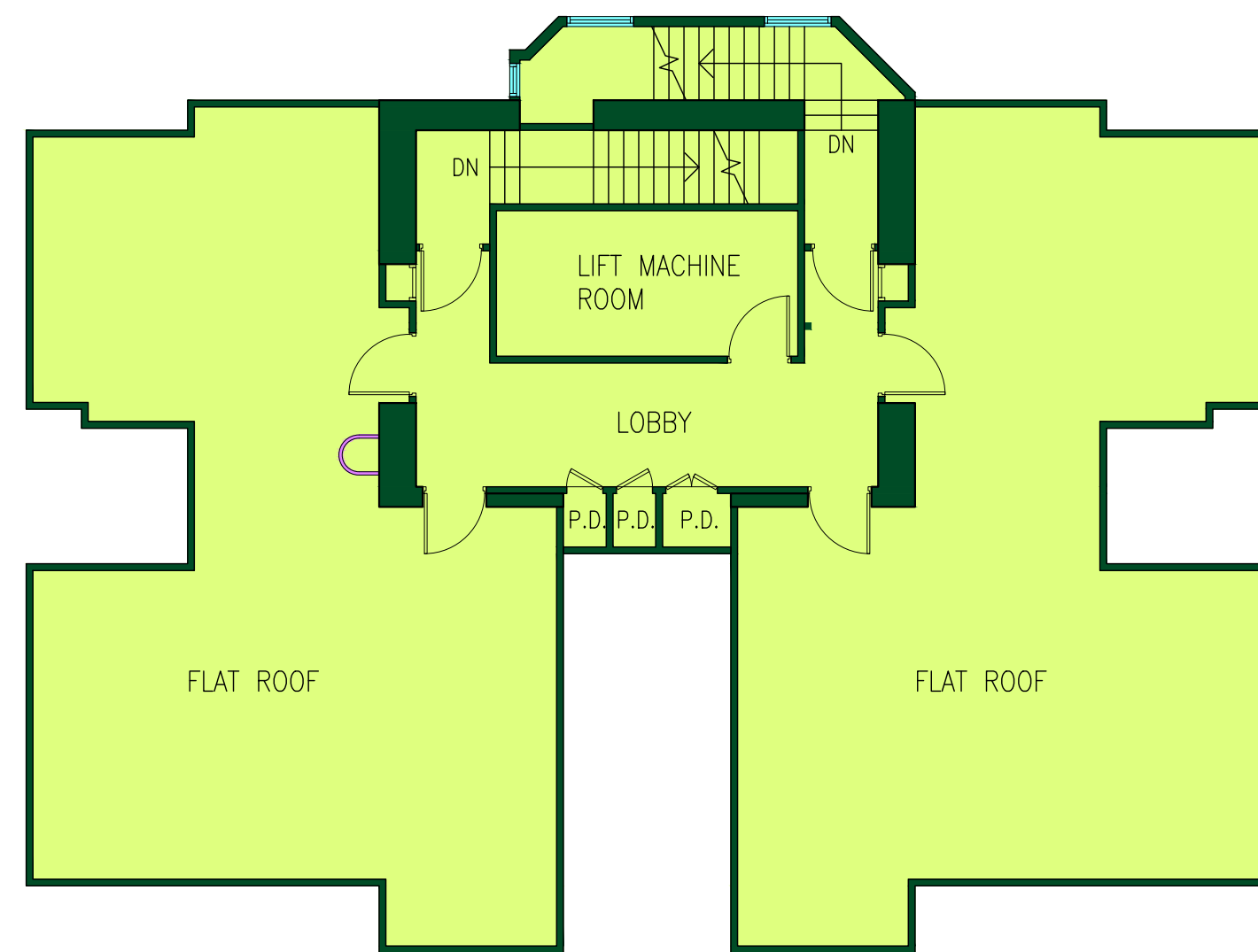


4/F-22/F PLAN (TYPICAL FLOOR)

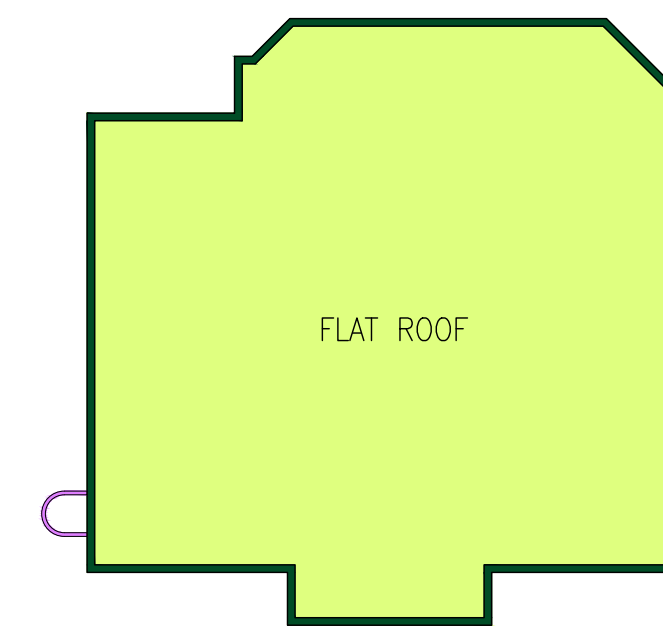


24/F PLAN

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DRAWING NO. A002	REV. NO.
SOURCE	
BD'S OFFICAL USE	

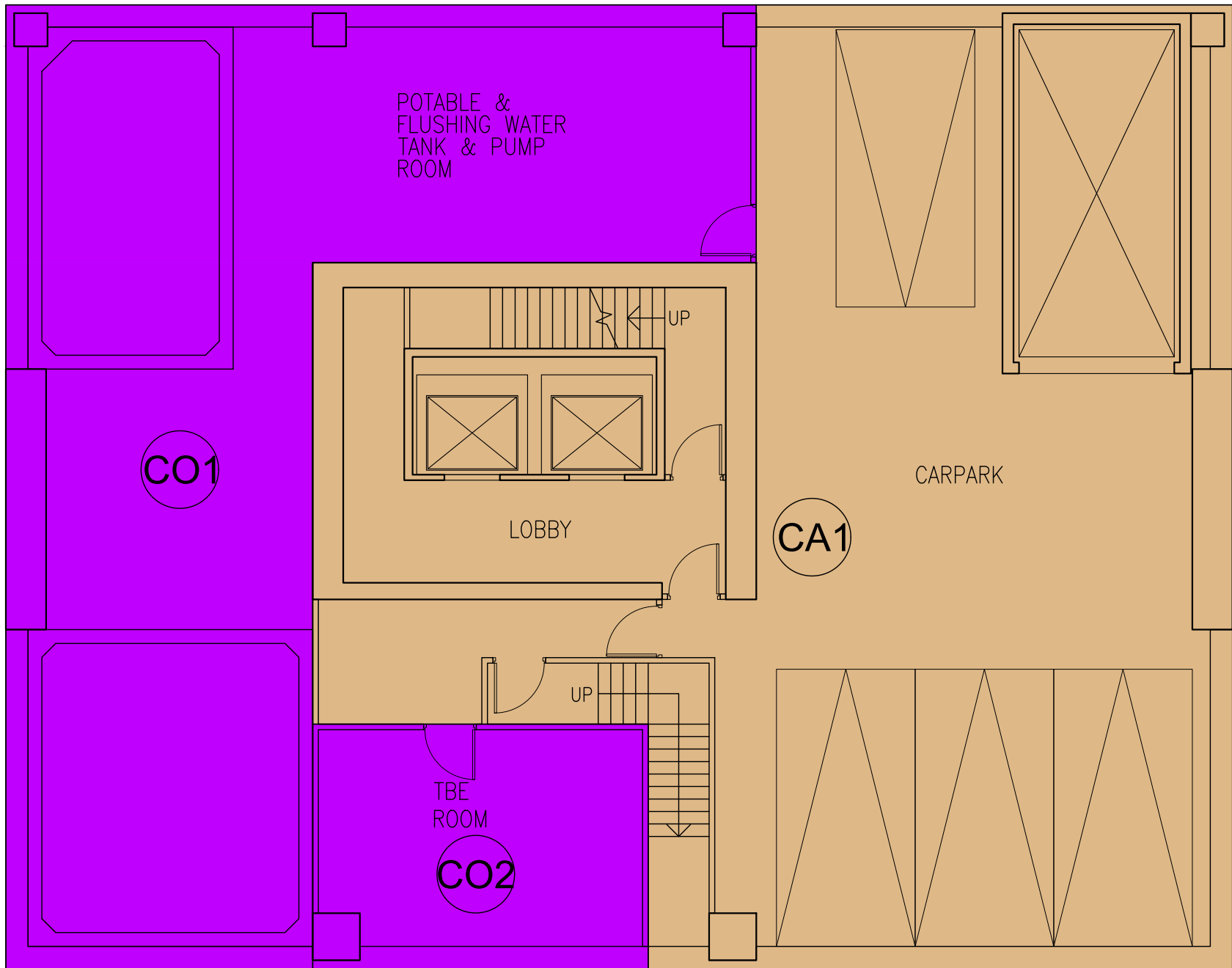


R/F PLAN



UR/F PLAN

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FSD REF	X
PROJECT	
DRAWING TITLE	
SCALE	(A1)
DRAWING NO. A003	REV. NO.
SOURCE	
BD's OFFICIAL USE	



GFA CALCULATION DIAGRAM B/F

NON-DOMESTIC GFA CALCULATION FOR B/F

Premises ID / Name	Area ID	Area (m2)	Exempted / Disregarded GFA (m2)
Plant Room	CO1	133.426	133.426
Carpark	CA1	224.537	224.537
TBE Room	CO2	26.681	26.681
Sub-total (for each storey):		384.644	384.644

DOMESTIC GFA CALCULATION FOR G/F

Premises ID / Name	Area ID	Area (m2)	Accountable GFA (m2)
Lift Shaft	L1	9.350	9.350
Domestic Entrance Lobby	AD1	89.613	89.613
Sub-total (for each storey):		98.963	98.963

NON-DOMESTIC GFA CALCULATION FOR G/F

Premises ID / Name	Area ID	Area (m2)	Accountable GFA (m2)	Exempted / Disregarded GFA (m2)
F.S. Inlet	CO3	1.219		1.219
Lobby of F&B/ Retail	AND1	36.234	36.234	
P.D.	CO5	1.279		1.279
Sprinkler Control Valve Cabinet	CO7	1.357		1.357
Transformer Room	CO1	45.665		45.665
Care Taker Room	NDC1	4.192		4.192
Main Switch Room	CO2	22.591		22.591
Staircase for Carpark	CA2	6.061		6.061
Loading/ Unloading Area	CA1	154.801		154.801
Water Meter Cabinet	CO6	1.429		1.429
RS & MRC	CO4	10.133		10.133
Sub-total (for each storey):		284.961	36.234	248.727

CARPARK AND LOADING/UNLOADING AREA EXCLUDING PUBLIC TRANSPORT TERMINUS GFA EXEMPTION CALCULATIONS UNDER REGULATION 23(3)(B) OF THE BUILDING (PLANNING) REGULATIONS (B(P)R)
(GFA CONCESSION ITEM 1 UNDER APPENDIX A OF PNAP APP-151)

Premises Location	Floor Level	Name	Area ID	Area (m²)	Concession Factor	Disregarded GFA (m²)	Accountable GFA (m²)
Tower 1	B/F	Carpark	CA1	224.537	100%	224.537	0.000
Tower 1	G/F	Loading/ Unloading Area	CA1	154.801	100%	154.801	0.000
Tower 1	G/F	Staircase for Carpark	CA2	6.061	100%	6.061	0.000

REFUSE STORAGE AND MATERIAL RECOVERY CHAMBER AREA CALCULATIONS

Area Type	Total UFS	Factor	Min. Floor Space of Material Recovery Chamber / Refuse Storage and Material Recovery Chamber Required
Non-Domestic	393.377	925	0.425
Domestic	2532.311	347	7.298

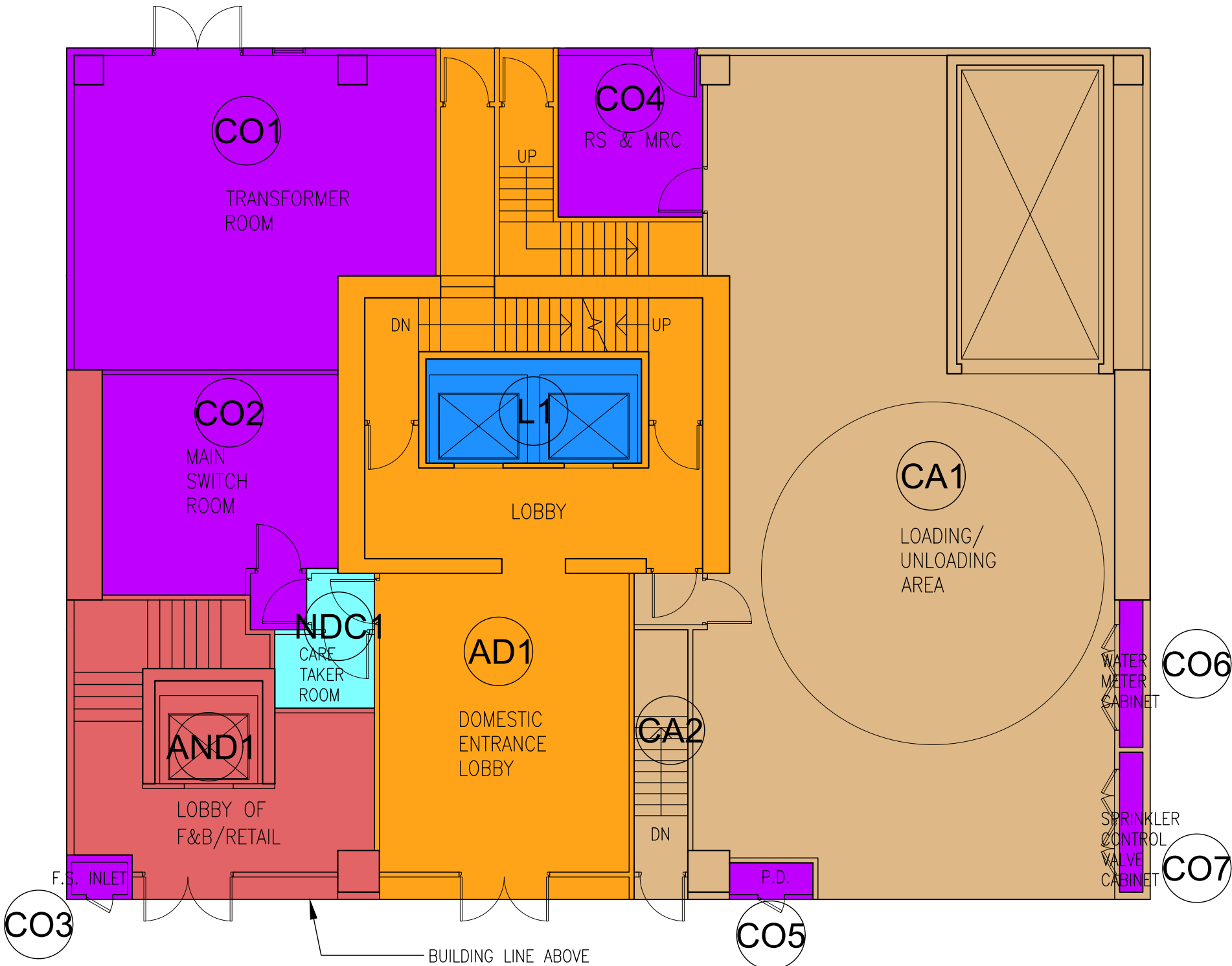
Min. Floor Space of Material Recovery Chamber / Refuse Storage and Material Recovery Chamber Required	Floor Space of Material Recovery Chamber / Refuse Storage and Material Recovery Chamber Provided	Provision of Vehicular Access
7.723	≤ 10.133	Not require

TBE ROOM AREA CALCULATIONS UNDER PNAP APP-84

Use	Assessment Factor	Quantity	Min. Area of TBE Room Required	Max. Area of TBE Room Required	Area of TBE Room provided
Office/Commercial, Industrial and Shopping Arcades	Usable floor space	393.377	0	10	26.681
Residential	No. of flats	87	21	27	
		Sub-Total:	21	37	

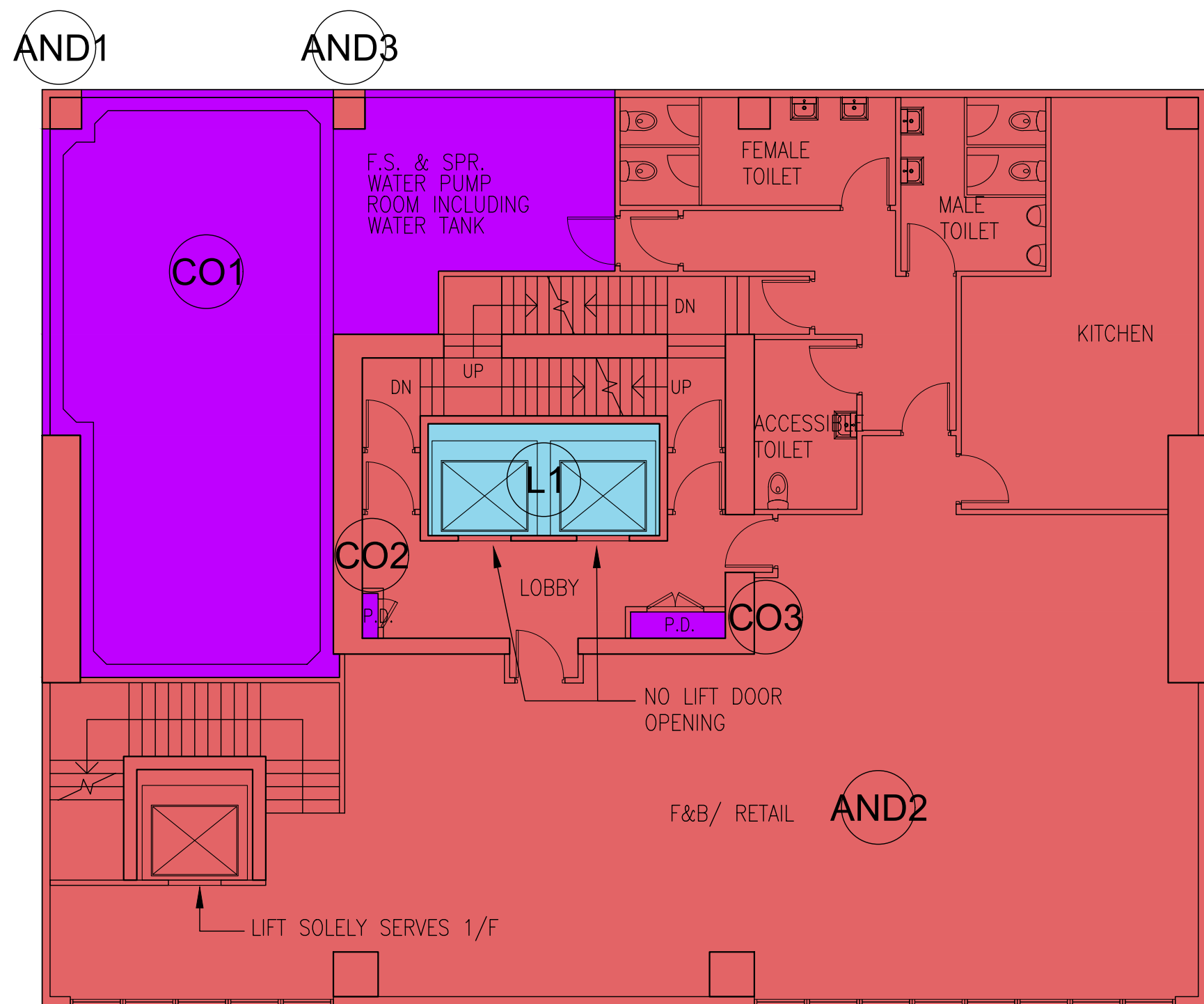
LEGEND:

- ACCOUNTABLE DOMESTIC GFA
- DOMESTIC GFA CONCESSION SUBJECT TO OVERALL 10% CAP
- ACCOUNTABLE NON-DOMESTIC GFA
- NON-DOMESTIC GFA CONCESSION SUBJECT TO OVERALL 10% CAP
- GFA CONCESSION ITEMS NOT SUBJECT TO OVERALL 10% CAP
- CARPARK, LOADING AND UNLOADING AREAS AND OTHERS THAT ARE 100% DISREGARDED
- MIC FLOOR AREA



GFA CALCULATION DIAGRAM G/F

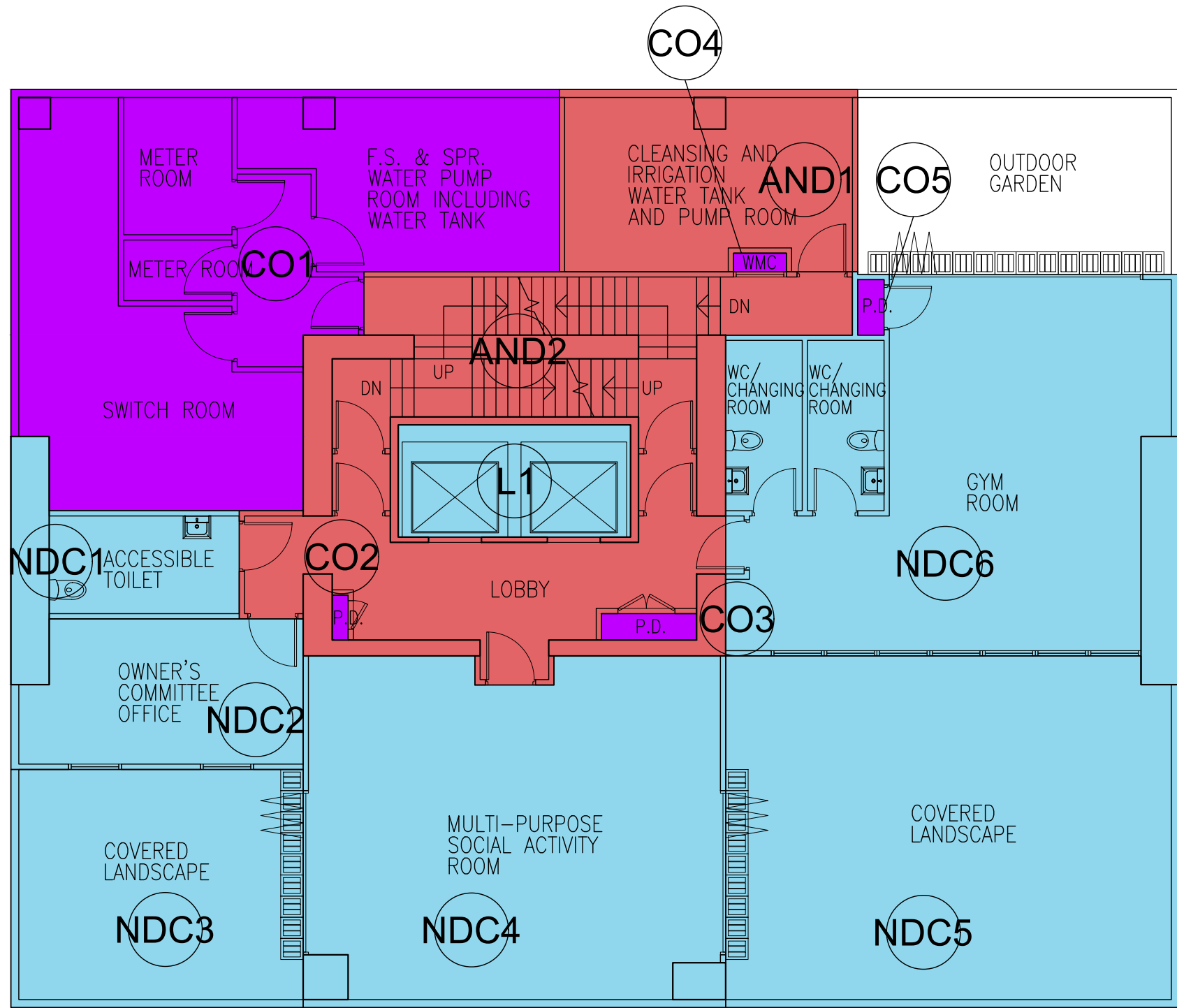
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BIM REF	X
FSD REF	X
PROJECT	
DRAWING TITLE	
SCALE	(A1)
DRAWING NO. C001	REV. NO.
SOURCE	
BD's OFFICAL USE	



GFA CALCULATION DIAGRAM 1/F

NON-DOMESTIC GFA CALCULATION FOR 1/F

Premises ID / Name	Area ID	Area (m2)	Accountable GFA (m2)	Exempted / Disregarded GFA (m2)
Lift Shaft	L1	9.350	9.350	
P.D.	CO3	0.900		0.900
Structure Element	AND1	0.563	0.563	
F&B/ Retail	AND2	294.738	294.738	
Plant Room	CO1	78.387		78.387
P.D.	CO2	0.255		0.255
Structure Element	AND3	0.450	0.450	
Sub-total (for each storey):		384.643	305.101	79.542



GFA CALCULATION DIAGRAM 2/F

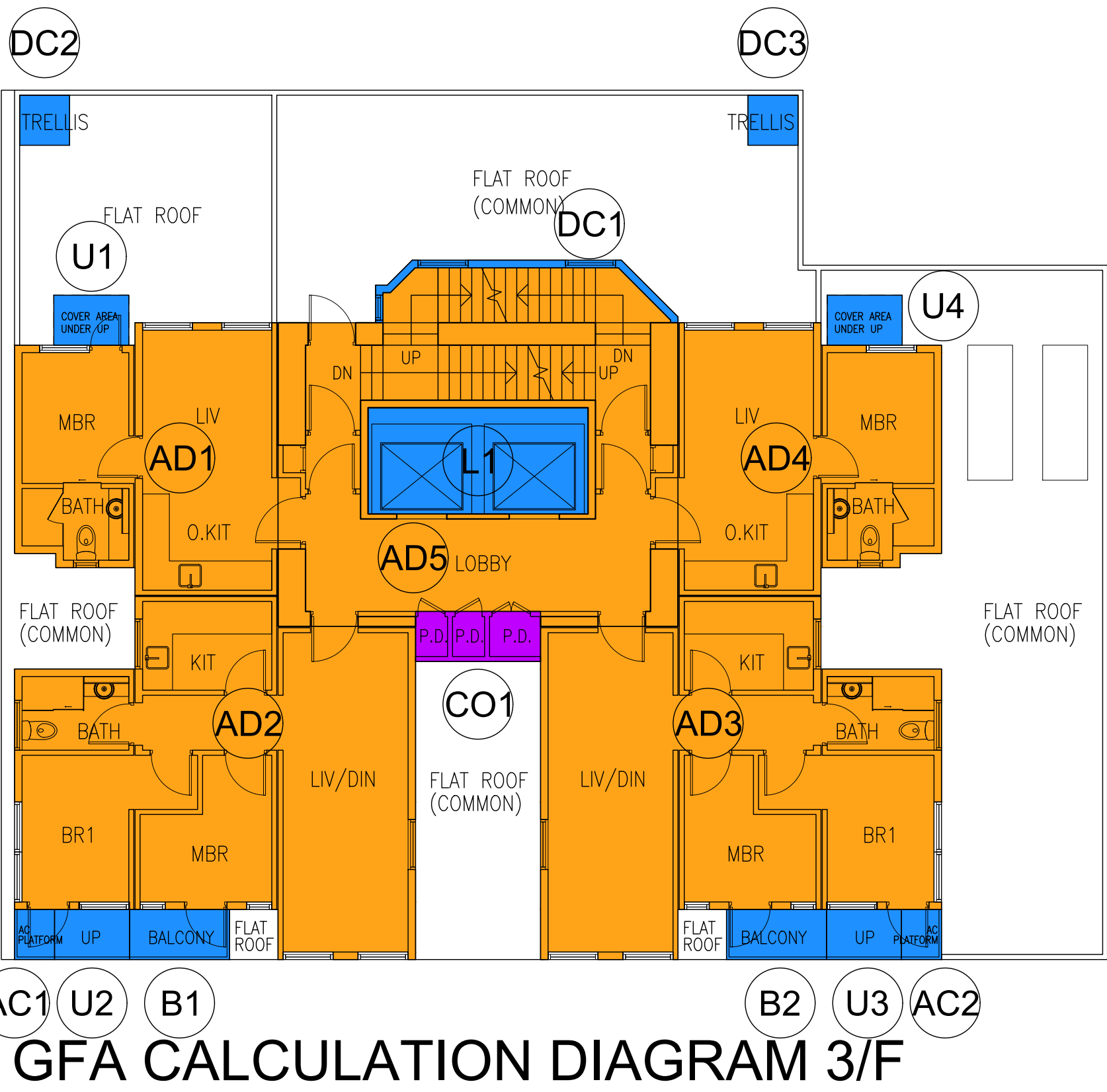
NON-DOMESTIC GFA CALCULATION FOR 2/F

Premises ID / Name	Area ID	Area (m2)	Accountable GFA (m2)	Exempted / Disregarded GFA (m2)
Cleansing and Irrigation Water Tank and Pump Room	AND1	19.143	19.143	
Covered Landscape	NDC5	56.814		56.814
Lift Lobby	AND2	52.620	52.620	
Multi-Purpose Social Activity Room	NDC4	52.455		52.455
P.D.	CO2	0.225		0.225
P.D.	CO4	0.350		0.350
Plant Rooms	CO1	61.115		61.115
Covered Landscape	NDC3	24.963		24.963
Lift Shaft	L1	9.350	9.350	
P.D.	CO3	0.900		0.900
Accessible Toilet	NDC1	10.791		10.791
Owner's Committee Office	NDC2	14.868		14.868
GYM Room	NDC6	59.178		59.178
P.D.	CO5	0.525		0.525
Sub-total (for each storey):		363.297	81.113	282.184

LEGEND:

- ACCOUNTABLE DOMESTIC GFA
- DOMESTIC GFA CONCESSION SUBJECT TO OVERALL 10% CAP
- ACCOUNTABLE NON-DOMESTIC GFA
- NON-DOMESTIC GFA CONCESSION SUBJECT TO OVERALL 10% CAP
- GFA CONCESSION ITEMS NOT SUBJECT TO OVERALL 10% CAP
- CARPARK, LOADING AND UNLOADING AREAS AND OTHERS THAT ARE 100% DISREGARDED
- MIC FLOOR AREA

BD REF	X
BIM REF	X
FSD REF	X
PROJECT	
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SCALE (A1)	
DRAWING NO. C002	REV. NO.
SOURCE	
BD's OFFICAL USE	



GFA CALCULATION DIAGRAM 3/F

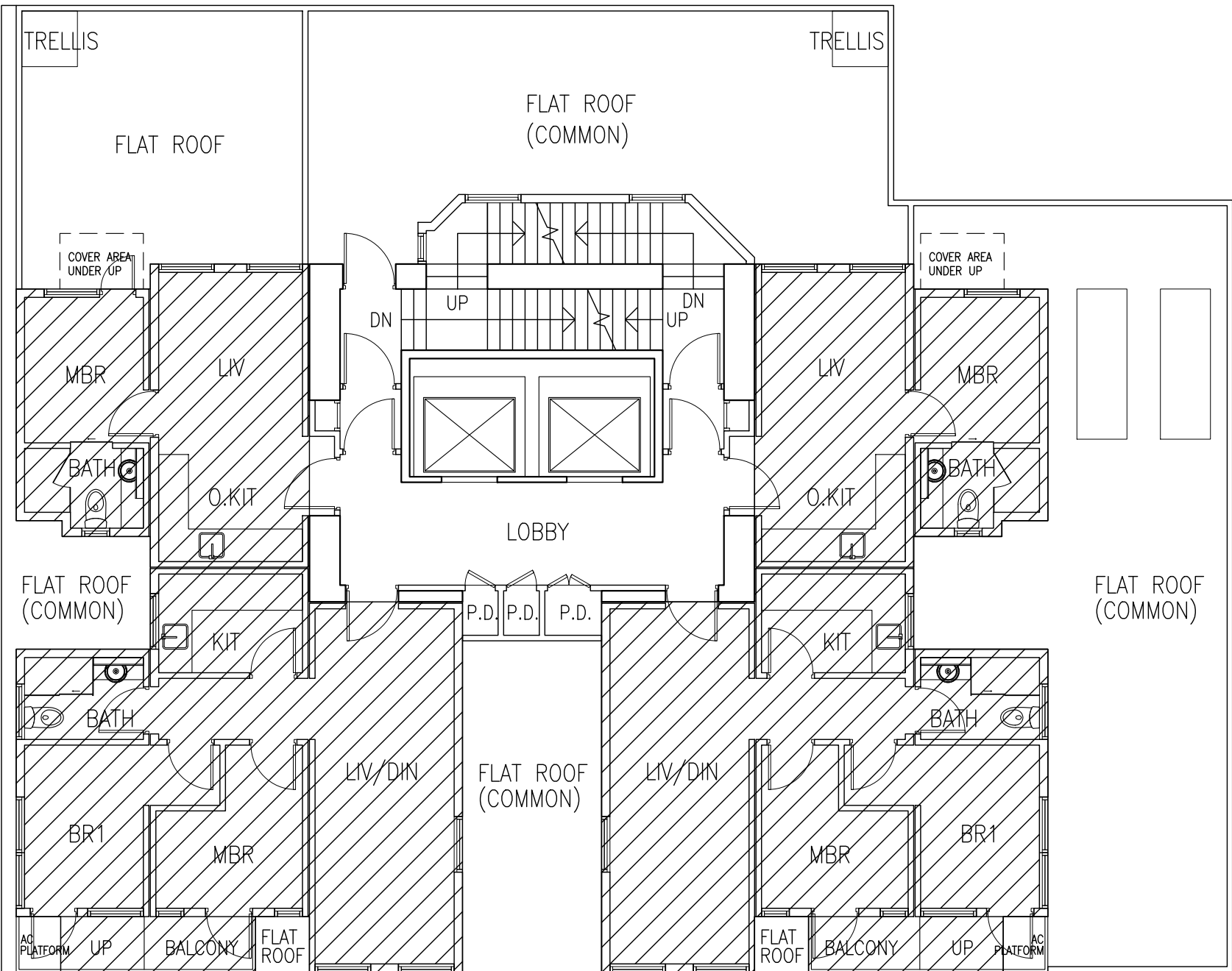
DOMESTIC GFA CALCULATION FOR 3/F

Premises ID / Name	Area ID	Area (m2)	Exempted GFA for Balcony (m2)	Exempted GFA for Utility Platform (m2)	Exempted GFA for 10% MiC Floor Area (m2)	Accountable GFA (m2)	Exempted / Disregarded GFA (m2)
Flat A	AD1	25.662			2.566	23.096	2.566
Flat A	U1	1.500		1.500			1.500
Flat B	AC1	0.800					0.800
Flat B	AD2	46.946			4.695	42.251	4.695
Flat B	B1	2.000	1.000		0.200	0.800	1.200
Flat B	U2	1.500		0.750	0.150	0.600	0.900
Flat C	AC2	0.800					0.800
Flat C	AD3	46.946			4.695	42.251	4.695
Flat C	B2	2.000	1.000		0.200	0.800	1.200
Flat C	U3	1.500		0.750	0.150	0.600	0.900
Flat D	AD4	25.662			2.566	23.096	2.566
Flat D	U4	1.500		1.500			1.500
Lift Lobby	AD5	44.082				44.082	
Lift Shaft	L1	9.350				9.350	
P.D.	CO1	2.500					2.500
Precasted Facade	DC1	1.098					1.098
Trellis Common	DC3	1.000					1.000
Trellis Private	DC2	1.000					1.000
Sub-total (for each storey):		215.846	2.000	4.500	15.222	186.926	28.920

DOMESTIC GFA AND SITE COVERAGE (SC) CALCULATIONS FOR COVERED AREA UNDERNEATH THE LOWEST BALCONY AND UTILITY PLATFORM (UP) AND RELEVANT EXEMPTIONS UNDER JPN 1 AND JPN 2 (GFA CONCESSION ITEM 5 (BALCONY) AND ITEM 12 (UP) UNDER APPENDIX A OF PNAP APP-151)

Premises Location	Floor Level	Premises ID	Type	Area Covered by Balcony (m²)	Area Covered by UP (m²)	Area Covered by AC Platform (m²)	Max. GFA & SC Exemption of the Area Covered by Balcony & UP (m²)	Accountable GFA & SC of the Area Covered by Balcony & UP (m²)	GFA & SC of Area Covered by Balcony Exempted (m²)	GFA & SC of the Area Covered by UP Exempted (m²)
Tower 1	3/F	Flat A	Covered area underneath UP	0.000	1.500	0.000	1.500	0.000	0.000	1.500
Tower 1	3/F	Flat D	Covered area underneath UP	0.000	1.500	0.000	1.500	0.000	0.000	1.500

(REMARKS: FOR THE COVERED AREA UNDERNEATH THE LOWEST BALCONY AND UP IS AT COMMUNAL PODIUM GARDENS, LANDSCAPED AND PLAY AREAS, THE COVERED AREA WOULD BE INCLUDED IN THE AREA OF THE COVERED COMMUNAL PODIUM GARDENS, LANDSCAPEED AND PLAY AREAS AND FULFILL THE CRITERIA UNDER PNAP APP-42)



MiC AREA DIAGRAM FOR 3/F

TRELLIS (ON COMMON ROOF) GFA EXEMPTION CALCULATIONS UNDER PNAP APP-42

(GFA CONCESSION ITEM 17 UNDER APPENDIX A OF PNAP APP-151)

Premises Location	Floor Level	Area ID	Area of the Common Roof Involved (m²)	5% of the Common Roof Area subject to Max. Cap at 20m² (m²)	GFA Exempted / Area Provided (m²)
Tower 1	3/F	DC3	38.19	1.910	≥ 1.000

TRELLIS (ON PRIVATE ROOF / GARDEN) GFA EXEMPTION CALCULATIONS UNDER PNAP APP-42

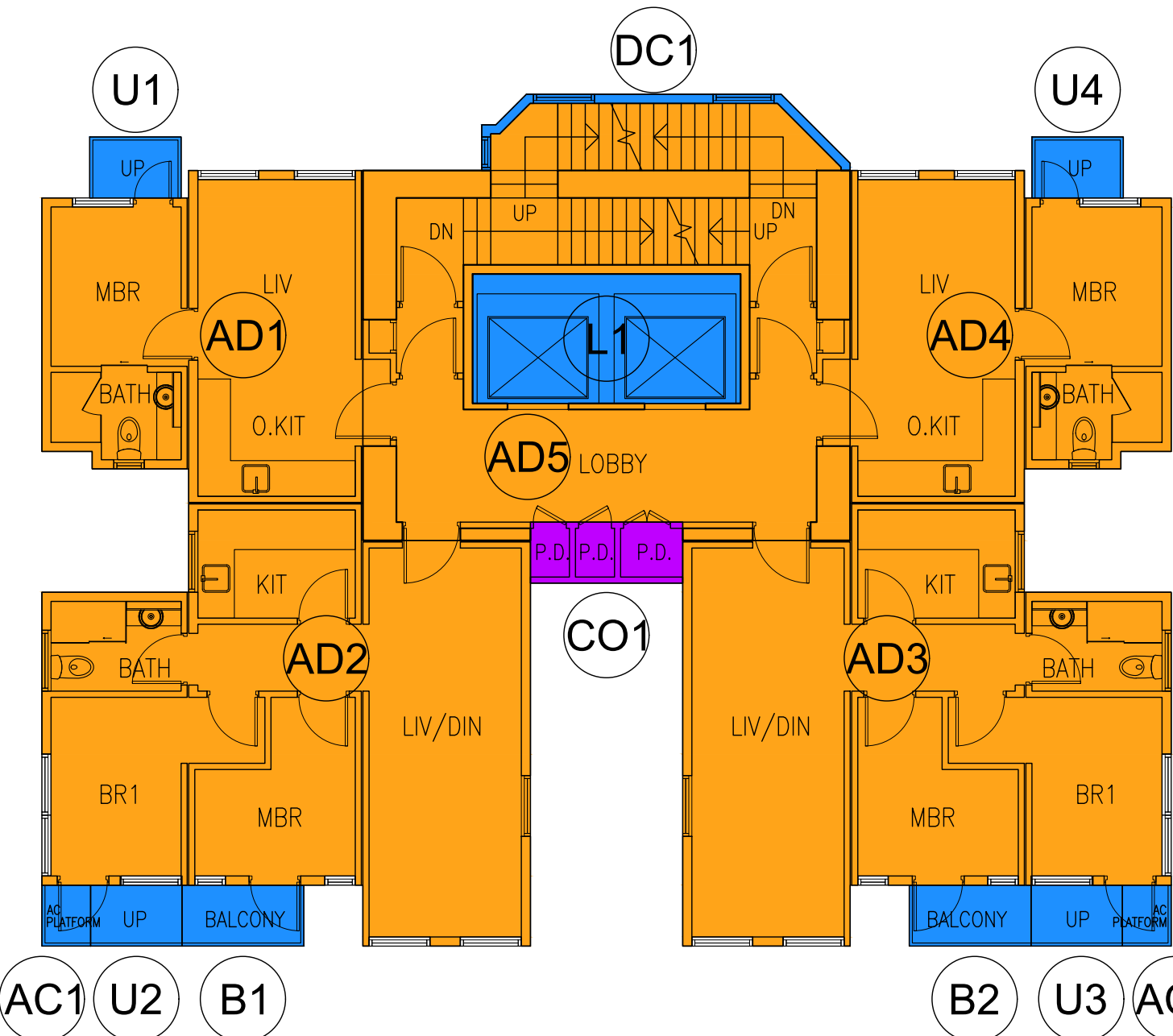
(GFA CONCESSION ITEM 17 UNDER APPENDIX A OF PNAP APP-151)

Premises Location	Floor Level	Premises ID	Area ID	Area of the Private Roof / Garden Involved (m²)	5% of the Private Roof / Garden Area subject to Max. Cap at 20m² (m²)	GFA Exempted / Area Provided (m²)
Tower 1	3/F	0	DC2	24.050	1.203	≥ 1.000

LEGEND:

- ACCOUNTABLE DOMESTIC GFA
- DOMESTIC GFA CONCESSION SUBJECT TO OVERALL 10% CAP
- ACCOUNTABLE NON-DOMESTIC GFA
- NON-DOMESTIC GFA CONCESSION SUBJECT TO OVERALL 10% CAP
- GFA CONCESSION ITEMS NOT SUBJECT TO OVERALL 10% CAP
- CARPAK, LOADING AND UNLOADING AREAS AND OTHERS THAT ARE 100% DISREGARDED
- MiC FLOOR AREA

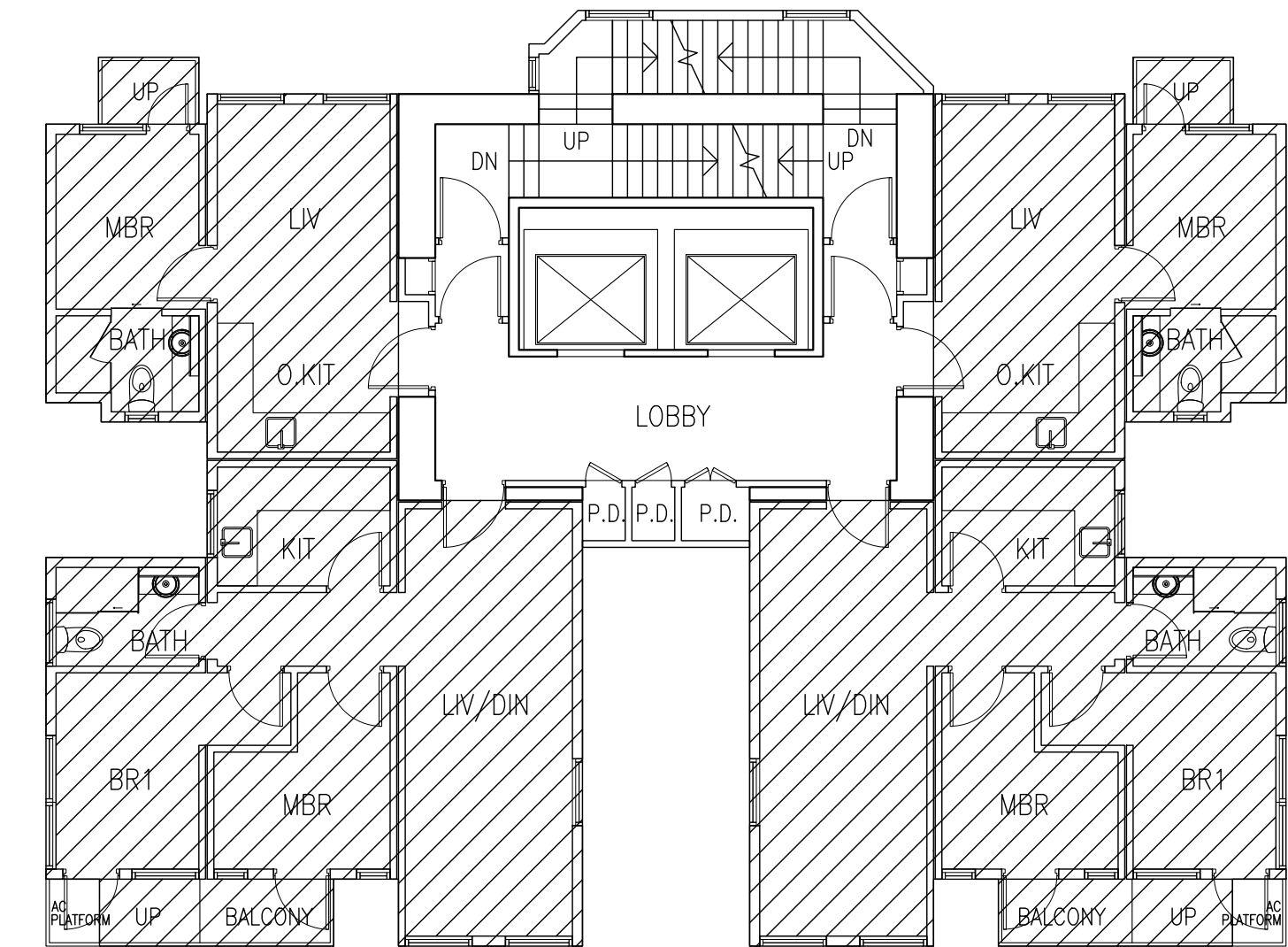
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PROJECT	
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SCALE	(A1)
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SOURCE	
BD's OFFICAL USE	



DOMESTIC GFA CALCULATION FOR 4/F-22/F (TYPICAL FLOOR)

Premises ID / Name	Area ID	Area (m2)	Exempted GFA for Balcony (m2)	Exempted GFA for Utility Platform (m2)	Exempted GFA for 10% MiC Floor Area (m2)	Accountable GFA (m2)	Exempted / Disregarded GFA (m2)
Flat A	AD1	25.662			2.566	23.096	2.566
Flat A	U1	1.500		0.750	0.150	0.600	0.900
Flat B	AC1	0.800					0.800
Flat B	AD2	46.946			4.695	42.251	4.695
Flat B	B1	2.000	1.000		0.200	0.800	1.200
Flat B	U2	1.500		0.750	0.150	0.600	0.900
Flat C	AC2	0.800					0.800
Flat C	AD3	46.946			4.695	42.251	4.695
Flat C	B2	2.000	1.000		0.200	0.800	1.200
Flat C	U3	1.500		0.750	0.150	0.600	0.900
Flat D	AD4	25.662			2.566	23.096	2.566
Flat D	U4	1.500		0.750	0.150	0.600	0.900
Lift Lobby	AD5	44.082				44.082	
Lift Shaft	L1	9.350				9.350	
P.D.	C01	2.500					2.500
Precast Facade	DC1	1.098					1.098
Sub-total (for each storey):		213.846	2.000	3.000	15.522	188.126	25.720

GFA CALCULATION DIAGRAM 4/F-22/F



MiC AREA DIAGRAM FOR 4/F-22/F

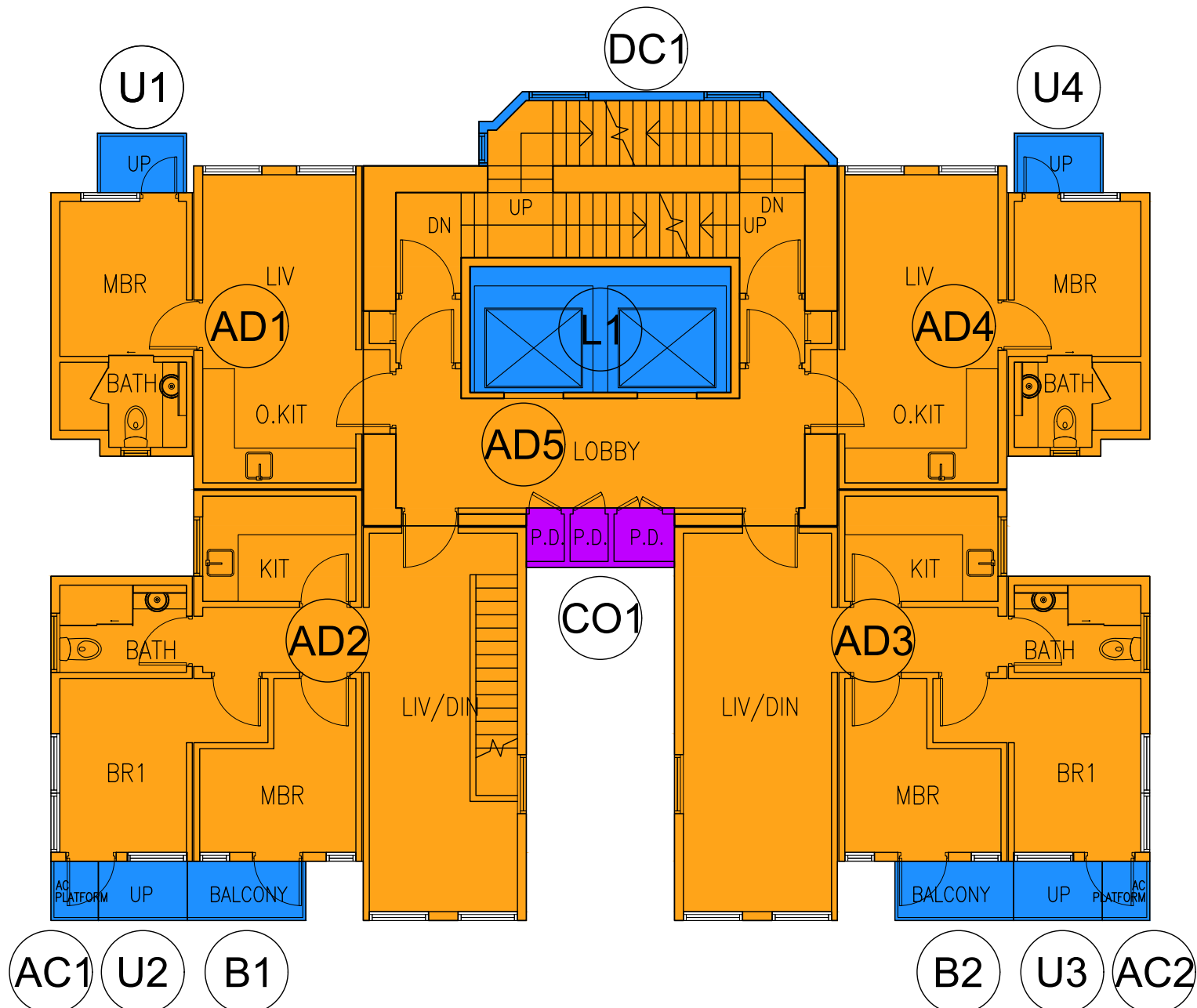
DOMESTIC GFA AND SITE COVERAGE (SC) CALCULATIONS FOR BALCONY AND UTILITY PLATFORM (UP) AND RELEVANT EXEMPTIONS UNDER JPN 1 AND JPN 2 (GFA CONCESSION ITEM 5 (BALCONY) AND ITEM 12 (UP) UNDER APPENDIX A OF PNAP APP-151)

Premises Location	Floor Level	Premises ID	Type	UFS of the Flat (m²)	Area of Balcony (m²)	Area of UP (m²)	Area of AC Platform (m²)	Max. GFA & SC Exemption for Balcony & UP (m²)	Accountable GFA & SC for Balcony & UP & AC Platform (m²)	GFA & SC of Balcony Exempted (m²)	GFA & SC of UP Exemptd (m²)	No. of Floor	Total GFA & SC of Balcony Exempted (m²)	Total GFA & SC of UP Exempted (m²)
Tower 1	3/F	Flat B	Balcony UP AC	37.652	2.000	1.500	0.800	1.750	1.750	1.000	0.750	1	1.000	0.750
Tower 1	3/F	Flat C	Balcony UP AC	37.652	2.000	1.500	0.800	1.750	1.750	1.000	0.750	1	1.000	0.750
Tower 1	4/F-22/F	Flat B	Balcony UP AC	37.652	2.000	1.500	0.800	1.750	1.750	1.000	0.750	19	19.000	14.250
Tower 1	4/F-22/F	Flat C	Balcony UP AC	37.652	2.000	1.500	0.800	1.750	1.750	1.000	0.750	19	19.000	14.250
Tower 1	23/F	Flat B	Balcony UP AC	63.353	2.000	1.500	0.800	1.750	1.750	1.000	0.750	1	1.000	0.750
Tower 1	23/F	Flat C	Balcony UP AC	37.652	2.000	1.500	0.800	1.750	1.750	1.000	0.750	1	1.000	0.750
Tower 1	24/F	Flat C	Balcony UP AC	37.652	2.000	1.500	0.800	1.750	1.750	1.000	0.750	1	1.000	0.750
Tower 1	4/F-22/F	Flat A	UP	19.963	0.000	1.500	0.000	0.750	0.750	0.000	0.750	19	0.000	14.250
Tower 1	4/F-22/F	Flat D	UP	19.963	0.000	1.500	0.000	0.750	0.750	0.000	0.750	19	0.000	14.250
Tower 1	23/F	Flat A	UP	19.963	0.000	1.500	0.000	0.750	0.750	0.000	0.750	1	0.000	0.750
Tower 1	23/F	Flat D	UP	19.963	0.000	1.500	0.000	0.750	0.750	0.000	0.750	1	0.000	0.750
Tower 1	24/F	Flat A	UP	19.963	0.000	1.500	0.000	0.750	0.750	0.000	0.750	1	0.000	0.750
Tower 1	24/F	Flat D	UP	19.963	0.000	1.500	0.000	0.750	0.750	0.000	0.750	1	0.000	0.750

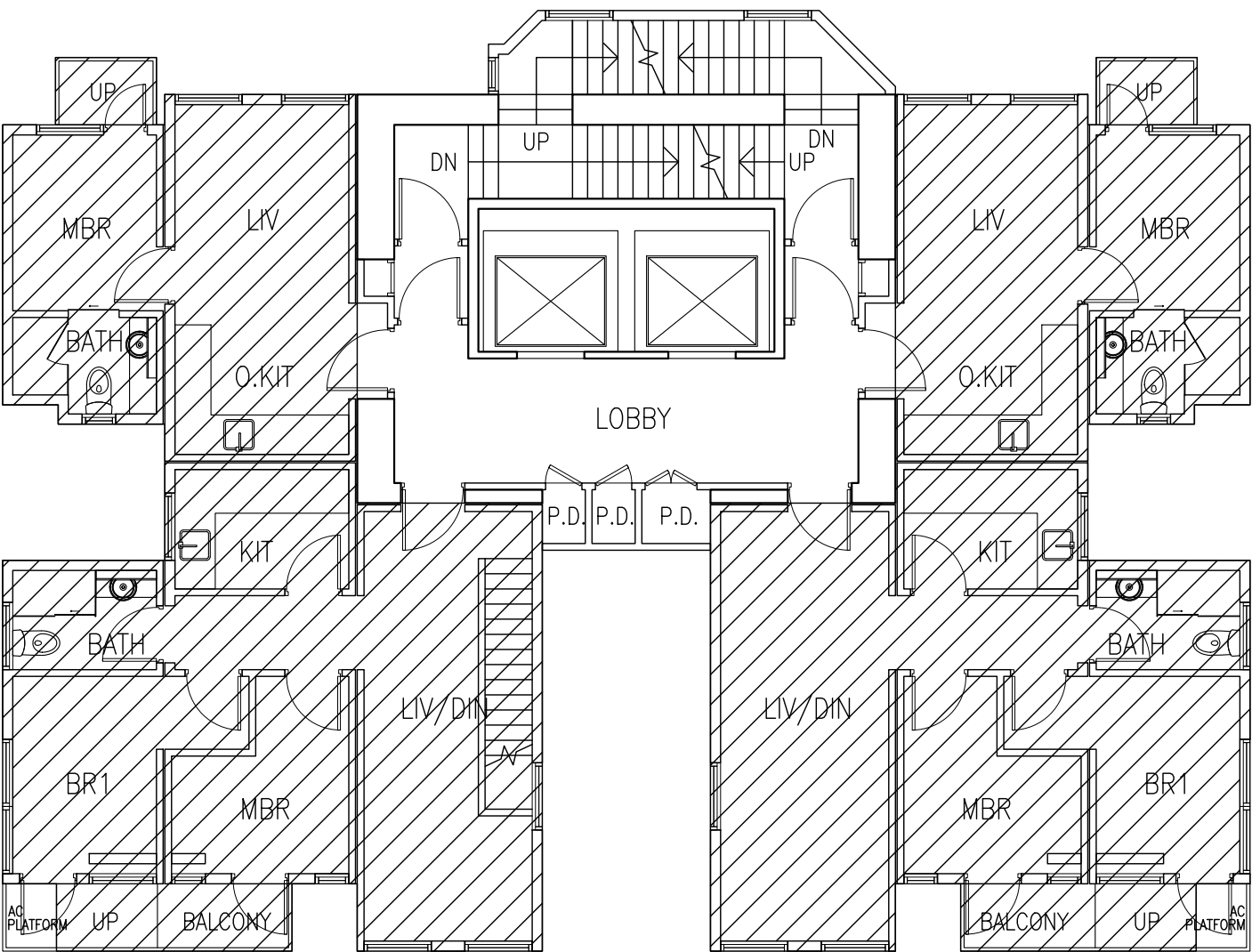
LEGEND:

- ACCOUNTABLE DOMESTIC GFA
- DOMESTIC GFA CONCESSION SUBJECT TO OVERALL 10% CAP
- ACCOUNTABLE NON-DOMESTIC GFA
- NON-DOMESTIC GFA CONCESSION SUBJECT TO OVERALL 10% CAP
- GFA CONCESSION ITEMS NOT SUBJECT TO OVERALL 10% CAP
- CARPARK, LOADING AND UNLOADING AREAS AND OTHERS THAT ARE 100% DISREGARDED
- MiC FLOOR AREA

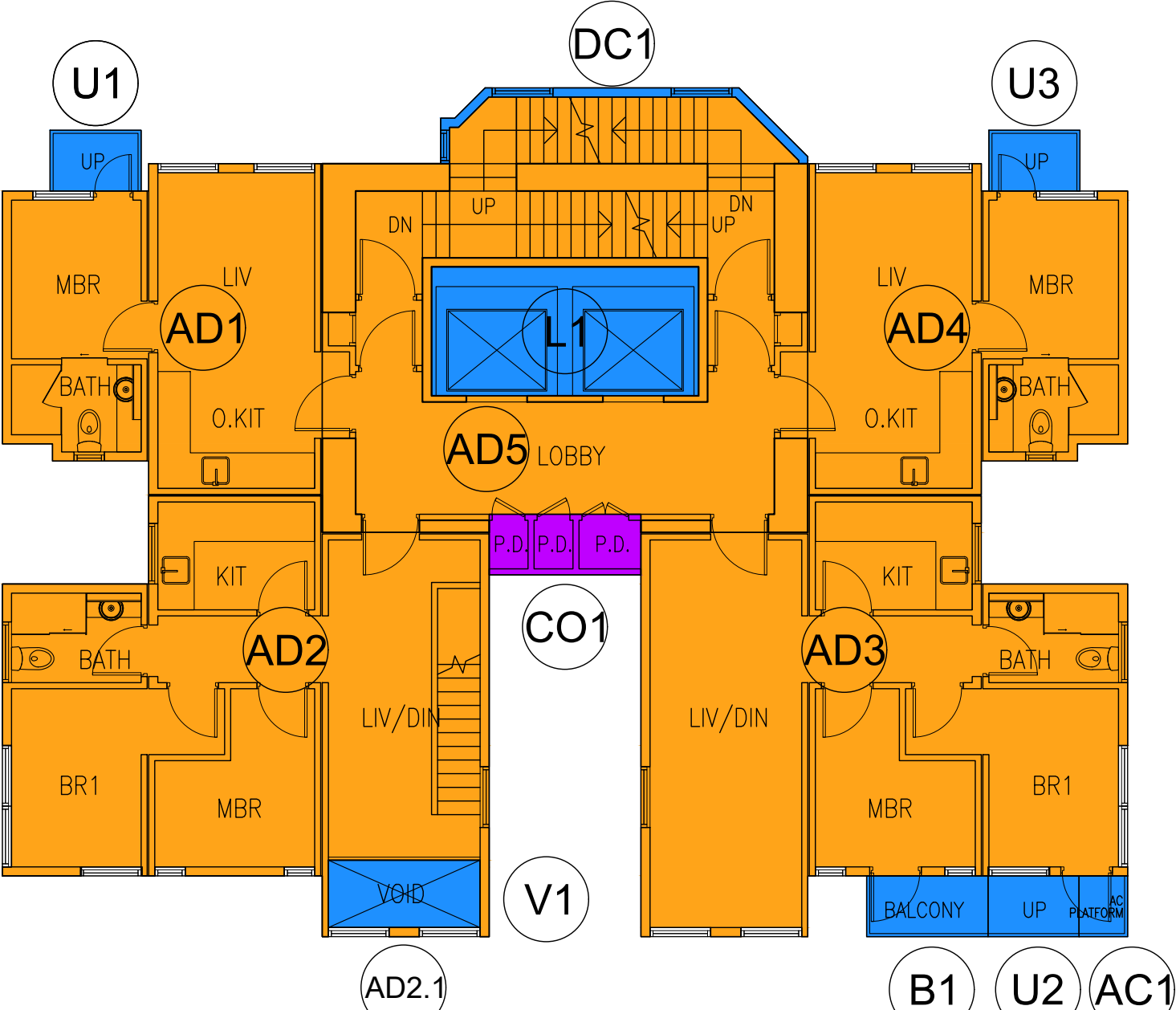
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BD's OFFICAL USE	



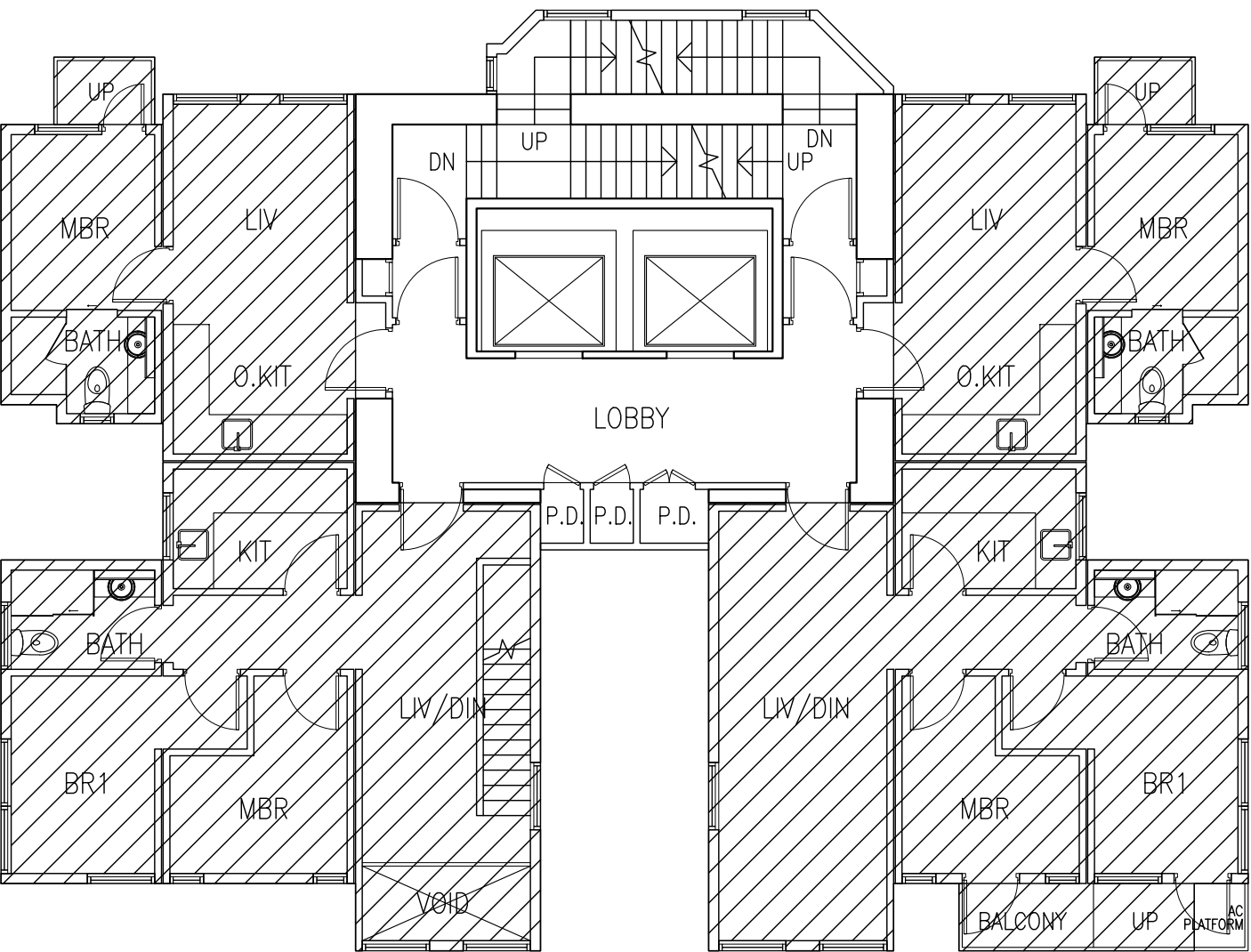
GFA CALCULATION DIAGRAM 23/F



MiC AREA DIAGRAM FOR 23/F



GFA CALCULATION DIAGRAM 24/F



MiC AREA DIAGRAM FOR 24/F

DOMESTIC GFA CALCULATION FOR 25/F

Premises ID / Name	Area ID	Area (m2)	Exempted GFA for Balcony (m2)	Exempted GFA for Utility Platform (m2)	Exempted GFA for 10% MiC Floor Area (m2)	Accountable GFA (m2)	Exempted / Disregarded GFA (m2)
Flat A	AD1	25.662			2.566	23.096	2.566
Flat A	U1	1.500		0.750	0.150	0.600	0.900
Flat B	AC1	0.800					0.800
Flat B	AD2	46.946			4.695	42.251	4.695
Flat B	B1	2.000	1.000		0.200	0.800	1.200
Flat B	U2	1.500		0.750	0.150	0.600	0.900
Flat C	AC2	0.800					0.800
Flat C	AD3	46.946			4.695	42.251	4.695
Flat C	B2	2.000	1.000		0.200	0.800	1.200
Flat C	U3	1.500		0.750	0.150	0.600	0.900
Flat D	AD4	25.662			2.566	23.096	2.566
Flat D	U4	1.500		0.750	0.150	0.600	0.900
Lift Lobby	AD5	44.082				44.082	
Lift Shaft	L1	9.350				9.350	
P.D.	C01	2.500					2.500
Precasted Facade	DC1	1.098					1.098
Sub-total (for each storey):		213.846	2.000	3.000	15.522	188.126	25.720

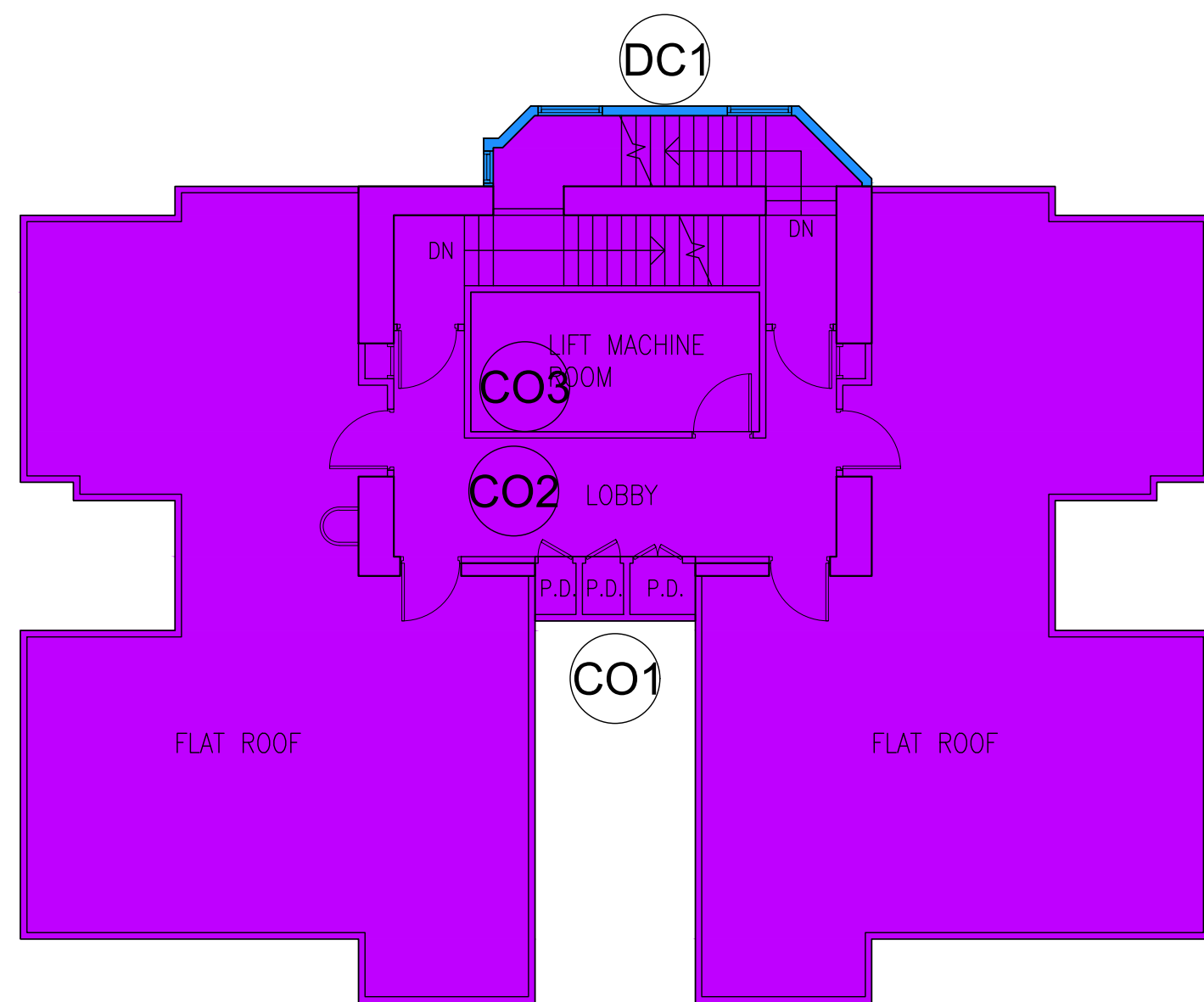
DOMESTIC GFA CALCULATION FOR 26/F

Premises ID / Name	Area ID	Area (m2)	Exempted GFA for Balcony (m2)	Exempted GFA for Utility Platform (m2)	Exempted GFA for 10% MiC Floor Area (m2)	Accountable GFA (m2)	Exempted / Disregarded GFA (m2)
Flat A	AD1	25.662			2.566	23.096	2.566
Flat A	U1	1.500		0.750	0.150	0.600	0.900
Flat B	AD2	44.096			4.410	39.686	4.410
Flat B	AD2.1	0.075			0.008	0.068	0.008
Flat B	V1	2.775			0.278		3.053
Flat C	AC1	0.800					0.800
Flat C	AD3	46.946			4.695	42.251	4.695
Flat C	B1	2.000	1.000		0.200	0.800	1.200
Flat C	U2	1.500		0.750	0.150	0.600	0.900
Flat D	AD4	25.662			2.566	23.096	2.566
Flat D	U3	1.500		0.750	0.150	0.600	0.900
Lift Lobby	AD5	44.082				44.082	
Lift Shaft	L1	9.350				9.350	
P.D.	C01	2.500					2.500
Precasted Facade	DC1	1.098					1.098
Sub-total (for each storey):		209.546	1.000	2.250	15.172	184.229	25.595

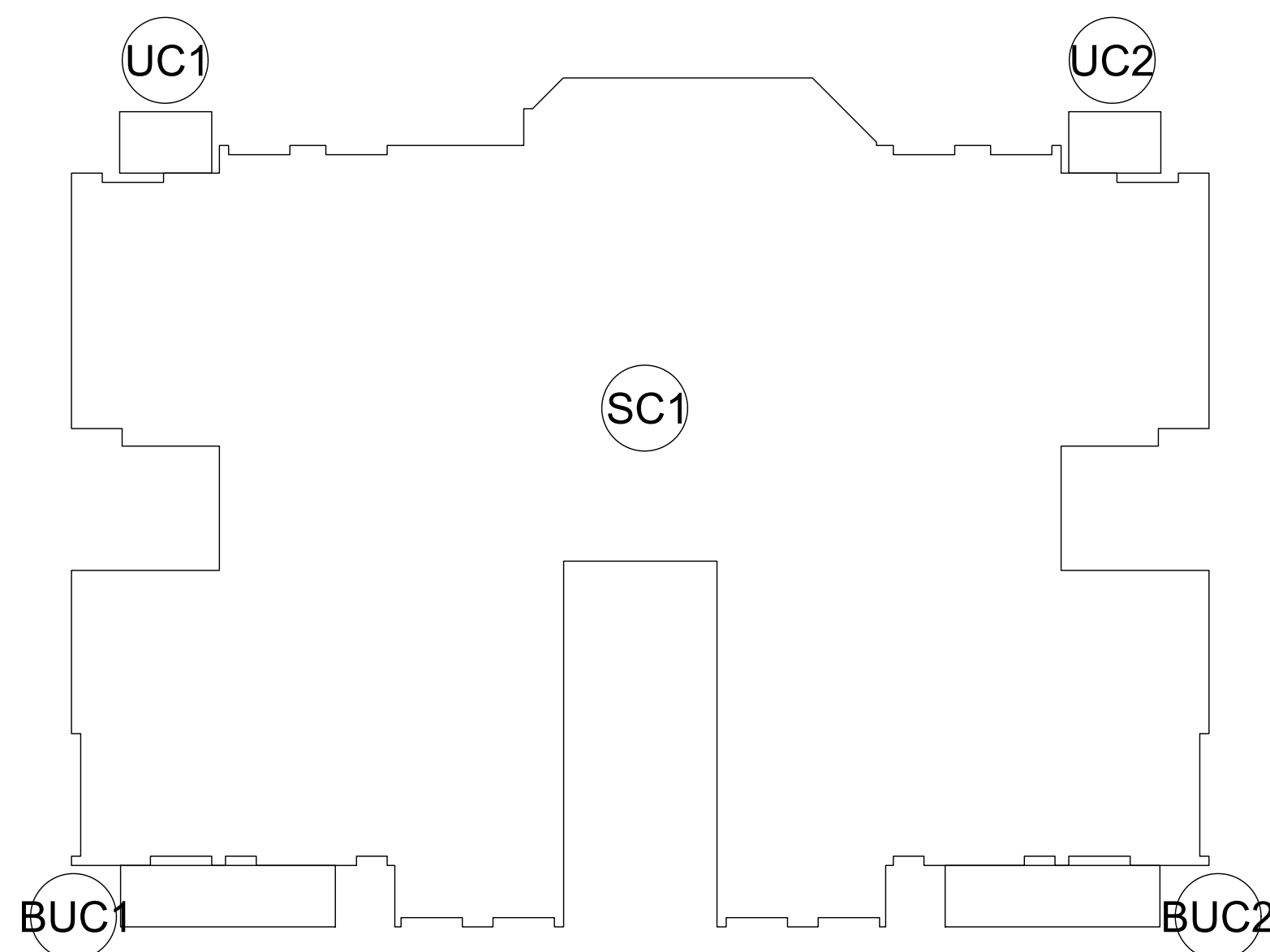
LEGEND:

- ACCOUNTABLE DOMESTIC GFA
- DOMESTIC GFA CONCESSION SUBJECT TO OVERALL 10% CAP
- ACCOUNTABLE NON-DOMESTIC GFA
- NON-DOMESTIC GFA CONCESSION SUBJECT TO OVERALL 10% CAP
- GFA CONCESSION ITEMS NOT SUBJECT TO OVERALL 10% CAP
- CARPARK, LOADING AND UNLOADING AREAS AND OTHERS THAT ARE 100% DISREGARDED
- MiC FLOOR AREA

BD REF	X
BIM REF	X
FSD REF	X
PROJECT	
DRAWING TITLE	
SCALE	(A1)
DRAWING NO.	REV. NO.
C005	
SOURCE	
BD's OFFICIAL USE	



GFA CALCULATION DIAGRAM R/F



DOMESTIC SITE COVERAGE AREA DIAGRAM OVER 15m

DOMESTIC GFA CALCULATION FOR R/F

Premises ID / Name	Area ID	Area (m2)	Exempted / Disregarded GFA (m2)
Lift Machine Room	C03	9.350	9.350
Precasted Facade	DC1	1.098	1.098
P.D.	C01	2.500	2.500
Floor	C02	192.000	192.000
Sub-total (for each storey):		204.948	204.948

**VOID (IN DUPLEX FLAT) GFA EXEMPTION CALCULATIONS UNDER PNAP APP-2
(GFA CONCESSION ITEM 26 UNDER APPENDIX A OF PNAP APP-151)**


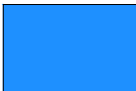




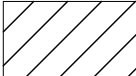
Premises Location	Floor Level	Premises ID	Area ID	UFS of the Flat (m ²)	10% of the UFS of the Flat (m ²)		GFA Exempted / Void Area (m ²)	and	Total Domestic GFA of the development (m ²)	0.5% of the Total Domestic GFA of the development		GFA Exempted / Void Area (m ²)
Tower 1	24/F	Flat B	V1	63.353	6.335	≥	2.775		4232.369	21.162	≥	2.775

DOMESTIC SC CALCULATION OVER 15m

Area ID	(A) Roof over area (m²)	(B) Accountable SC of Balcony/UP/Combined AC Platform (m²)	(C) Exempted SC of Wider Corridor (m²)	(D) Exempted SC for 10% MiC Floor Area (m²)	Sub - total: (A) + (B) - (C) - (D)	Site Coverage (%)
SC1	201.150	5.000	0.000	15.522	190.628	24.016

Over 15m		Not exceeding 15m	
Area ID	Accountable SC (m²)	Area ID	Accountable SC (m²)
UC1	0.750		
UC2	0.750		
BUC1	1.750		
BUC2	1.750		

LEGEND:

- | | |
|---|---|
|  | ACCOUNTABLE DOMESTIC GFA |
|  | DOMESTIC GFA CONCESSION SUBJECT TO OVERALL 10% CAP |
|  | ACCOUNTABLE NON-DOMESTIC GFA |
|  | NON-DOMESTIC GFA CONCESSION SUBJECT TO OVERALL 10% CAP |
|  | GFA CONCESSION ITEMS NOT SUBJECT TO OVERALL 10% CAP |
|  | CARPARK, LOADING AND UNLOADING AREAS AND OTHERS THAT ARE 100% DISREGARDED |
|  | MiC FLOOR AREA |

OVERALL GFA CALCULATIONS

(BEFORE LIFT SHAFT GFA EXEMPTION UNDER PNAP APP-89)

PODIUM LEVELS

NON-DOMESTIC GFA CALCULATION			DOMESTIC GFA CALCULATION		
G/F	=	36.234	G/F	=	98.963
1/F	=	305.100			
2/F	=	81.113			
SUB-TOTAL = 422.447			SUB-TOTAL = 98.963		

TOWERS

DOMESTIC GFA CALCULATION

3/F	x 1 STOREY	=	186.926
4/F - 22/F	x 19 STOREY	=	3574.394
23/F	x 1 STOREY	=	188.126
24/F	x 1 STOREY	=	184.229
SUB-TOTAL = 4133.675			

TOTAL NON-DOMESTIC GFA	=	422.447
TOTAL DOMESTIC GFA	=	4232.638

LIFT SHAFT GFA CALCULATIONS (FOR DOMESTIC/ COMPOSITE BUILDING) AND RELEVANT EXEMPTIONS UNDER PNAP APP-89 (GFA CONCESSION ITEM 18 UNDER APPENDIX A OF PNAP APP-151)

Premises Location	Total GFA of Lift Shaft (m²)	Total GFA of the Building (m²)	% of Total GFA of Lift Shaft GFA over Total GFA of the Building	Min. Accountable GFA of Lift Shaft (i.e. 2.5% of Total GFA of the Building Served by the Lift) (m²)	Max. GFA Exemption (i.e. 3.5% of Total GFA of the Building Served by the Lift) (m²)	GFA of Lift Shaft Exempted (m²)
Tower 1	215.740	4232.369	5.097%	105.809	148.133	109.931

ACTUAL TOTAL NON-DOMESTIC GFA	=	422.447
ACTUAL TOTAL DOMESTIC GFA	=	4232.638 - 109.931 = 4122.707

COMMUNAL PODIUM GARDEN, COVERED LANDSCAPED AND PLAY AREA GFA EXEMPTION CALCULATIONS UNDER PNAP APP-42 AND APP-104 (GFA CONCESSION ITEM 16 UNDER APPENDIX A OF PNAP APP-151)

Total Domestic GFA (m²)	5% of Total Domestic GFA (m²)		Total Area of Communal Podium Garden, Covered Landscaped and Play Area Provided (m²)
4232.369	211.618	≥	81.777

OWNERS' CORPORATION OFFICE GFA EXEMPTION CALCULATIONS UNDER PNAP APP-42 (GFA CONCESSION ITEM 14 UNDER APPENDIX A OF PNAP APP-151)

Premises Location	Floor Level	Area ID	GFA Exempted / Area Provided (m²)	Remarks (e.g. Required Area under Lease or AP's Justifications)
Tower 1	2/F	NDC2	14.868	<20m² (under lease)

CARETAKERS' OFFICE / COUNTER GFA EXEMPTION CALCULATIONS (FOR DOMESTIC BUILDING) UNDER PNAP APP-42 (GFA CONCESSION ITEM 14 UNDER APPENDIX A OF PNAP APP-151)

Premises Location	Floor Level	Area ID	Total Domestic GFA of the Building Served (m²)	(A) 0.2% of the Total Domestic GFA (m²)	or	No. of Flats of the Building Served	(B) 5m² for every 50 flats (m²)	Smaller Value of (A) & (B) (m²)	GFA Exempted / Area Provided (m²)
Tower 1	G/F	NDC1	4232.369	8.465		87	5	5.000	4.192

RESIDENTIAL RECREATION FACILITIES GFA EXEMPTION CALCULATIONS UNDER PNAP APP-2, APP-42 & APP-104 (GFA CONCESSION ITEM 15 UNDER APPENDIX A OF PNAP APP-151)

Premises Location	Floor Level	Area ID	(A) Total Domestic GFA (m2)	(B) Max. % of the Total Domestic GFA set out in PNAP APP-104 (%)	(C) = (A) x (B) (m²)	or	(D) Max. Area for GFA Concession set out in PNAP APP-104 (m2)	Greater Value of (C) & (D) (m2)		Area Provided (m2)	Accountable GFA for the Area over the Max. GFA Exemption (m2)
Tower 1	2/F	NDC1,NDC4,NDC6	4232.369	5.0%	211.618		Not applicable	211.618	≥	122.424	0

GFA CONCESSION SUMMARY

LIST OF G.F.A. CONCESSIONS UNDER BUILDINGS ORDINANCE								
		DOMESTIC					NON-DOMESTIC	
ITEM	FEATURES WITH GFA CONCESSION	RELEVANT PNAP / JPN INVOLVED	FEATURES SUBJECT TO COMPLIANCE WITH THE PRE-REQUISITES UNDER PNAP APP-151	FEATURES SUBJECT TO THE OVERALL CAP OF 10% UNDER PNAP APP-151	AREA OF FEATURES NOT SUBJECT TO THE OVERALL CAP OF 10% UNDER PNAP APP-151	AREA OF FEATURES SUBJECT TO THE OVERALL CAP OF 10% UNDER PNAP APP-151	AREA OF FEATURES NOT SUBJECT TO THE OVERALL CAP OF 10% UNDER PNAP APP-151	AREA OF FEATURES SUBJECT TO THE OVERALL CAP OF 10% UNDER PNAP APP-151
DISREGARDED GFA UNDER REGULATION 23(3)(B) OF THE BUILDING (PLANNING) REGULATIONS (B/P/R)								
1	CARPARK AND LOADING/UNLOADING AREA EXCLUDING PUBLIC TRANSPORT TERMINUS	PNAP APP-2 & APP-111			-	-	385.399	-
2.1	MANDATORY FEATURE OR ESSENTIAL PLANT ROOM, AREA OF WHICH IS LIMITED BY RESPECTIVE PNAP OR REGULATION, SUCH AS LIFT MACHINE ROOM, THE ROOM, REFUSE STORAGE CHAMBER, ETC.	PNAP APP-35 & APP-84			-	-	36.814	-
2.2	MANDATORY FEATURE OR ESSENTIAL PLANT ROOM, AREAS OF WHICH IS NOT LIMITED BY ANY PNAP OR REGULATION, SUCH AS ROOM OCCUPIED SOLELY BY FSI AND EQUIPMENT, METER ROOM, TRANSFORMER ROOM, POTABLE AND FLUSHING WATER TANK, ETC.	PNAP APP-2 & APP-42			9.350	-	341.184	-
2.3	NON-MANDATORY OR NON-ESSENTIAL PLANT ROOM, SUCH AS A/C PLANT ROOM, AHU ROOM, ETC.	PNAP APP-2 & APP-42	✓	✓	-	-	-	-
DISREGARDED GFA UNDER REGULATION 23A(3) OF THE B/P/R								
3	AREA FOR PICKING UP AND SETTING DOWN PERSONS DEPARTING FROM OR ARRIVING AT THE HOTEL BY VEHICLE	PNAP APP-40			-	-	-	-
4	SUPPORTING FACILITIES FOR A HOTEL	PNAP APP-40			-	-	-	-
GREEN FEATURES UNDER JOINT PRACTICE NOTES (JPNS)								
5	BALCONY FOR RESIDENTIAL BUILDINGS	JPN1	✓	✓	-	-	43.000	-
6	WIDER COMMON CORRIDOR AND LIFT LOBBY	JPN1	✓	✓	-	-	-	-
7	COMMUNAL SKY GARDEN	JPN1 & 2 PNAP APP-122	✓		-	-	-	-
8	COMMUNAL PODIUM GARDEN FOR NON-RESIDENTIAL BUILDINGS	JPN1	✓		-	-	-	-
9	ACOUSTIC FIN	JPN1	✓		-	-	-	-
10	WING WALL, WIND CATCHER AND FUNNEL	JPN1	✓		-	-	-	-
11	NON-STRUCTURAL PREFABRICATED EXTERNAL WALL	JPN2	✓	✓	-	-	25.254	-
12	UTILITY PLATFORM	JPN2	✓	✓	-	-	66.750	-
13	NOISE BARRIER	JPN2	✓		-	-	-	-
AMENITY FEATURES								
14	CARETAKERS' QUARTERS, COUNTER, OFFICE, STORE, GUARD ROOM AND LAVATORY FOR WATCHMAN AND MANAGEMENT STAFF AND OWNERS' CORPORATION OFFICE	PNAP APP-42	✓	✓	-	-	19.060	-
15	RESIDENTIAL RECREATIONAL FACILITIES INCLUDING VOID, PLANT ROOM, SWIMMING POOL, FILTRATION PLANT ROOM, COVERED WALKWAY, ETC. SERVING SOLELY THE RECREATIONAL FACILITIES	PNAP APP-2, APP-42 & APP-104	✓	✓	-	-	122.424	-
16	COVERED LANDSCAPED AND PLAY AREA	PNAP APP-42	✓		81.777	-	-	-
17	HORIZONTAL SCREEN/COVERED WALKWAY AND TRELLIS	PNAP APP-42	✓	✓	2.000	-	-	-
18	LARGER LIFT SHAFT	PNAP APP-89	✓	✓	-	-	109.931	-
19	CHIMNEY SHAFT	PNAP APP-2	✓	✓	-	-	-	-
20	OTHER NON-MANDATORY OR NON-ESSENTIAL PLANT ROOM, SUCH AS BOILER ROOM, SMATV ROOM	PNAP APP-2	✓	✓	-	-	-	-
21	PIPE DUCT, AIR DUCT FOR MANDATORY FEATURE OR ESSENTIAL PLANT ROOM	PNAP APP-2 & APP-93			57.500	-	8.439	-
22	PIPE DUCT, AIR DUCT FOR NON-MANDATORY OR NON-ESSENTIAL PLANT ROOM	PNAP APP-2	✓	✓	-	-	-	-
23	PLANT ROOM, PIPE DUCT, AIR DUCT FOR ENVIRONMENTALLY FRIENDLY SYSTEM AND FEATURE	PNAP APP-2	✓		-	-	-	-
24	HIGH HEADROOM AND VOID IN FRONT OF CINEMA, SHOPPING ARCADE ETC. IN NON-DOMESTIC DEVELOPMENT	PNAP APP-2	✓		-	-	-	-
25	VOID OVER MAIN COMMON ENTRANCE (PRESTIGE ENTRANCE) IN NON-DOMESTIC DEVELOPMENT	PNAP APP-2 & APP-42	✓	✓	-	-	-	-
26	VOID IN DUPLEX DOMESTIC FLAT AND HOUSE	PNAP APP-2	✓	✓	-	-	2.775	-
27	SUNSHADE AND REFLECTOR	PNAP APP-19, APP-67 & APP-156			-	-	-	-
28	MINOR PROJECTION SUCH AS A/C BOX, A/C PLATFORM, WINDOW CILL AND PROJECTING WINDOW	PNAP APP-19 & APP-42			34.400	-	-	-
29	OTHER PROJECTION SUCH AS A/C BOX AND PLATFORM NOT COVERED IN PARAGRAPH 3(b) AND (c) OF PNAP APP-19	PNAP APP-19	✓	✓	-	-	-	-
OTHER ITEMS								
30	REFUGE FLOOR INCLUDING REFUGE FLOOR CUM SKY GARDEN	PNAP APP-2 & APP-122			-	-	-	-
31	COVERED AREA UNDER LARGE PROJECTING/OVERHANGING FEATURE	PNAP APP-19			-	-	-	-
32	PUBLIC TRANSPORT TERMINUS (PTT)	PNAP APP-2			-	-	-	-
33	PARTY STRUCTURE AND COMMON STAIRCASE	PNAP ADM-2			-	-	-	-
34	HORIZONTAL AREA OF STAIRCASE, LIFT SHAFT AND VERTICAL DUCT SOLELY SERVING FLOOR, ACCEPTED AS NOT BEING ACCOUNTABLE FOR GFA	PNAP APP-2			192.000	-	-	-
35	PUBLIC PASSAGE	PNAP APP-108			-	-	-	-
36	COVERED SET BACK AREA	PNAP APP-152			-	-	-	-
BONUS GFA								
37	BONUS GFA	PNAP APP-108			-	-	-	-
ADDITIONAL GREEN FEATURES UNDER JPN								
38	BUILDINGS ADOPTING MODULAR INTEGRATED CONSTRUCTION	JPN8			340.825	-	-	-
				Sub-total=	717.852	389.194	771.836	-
	Total Domestic GFA =	4122.438						
	Total Non-Domestic GFA =	422.448						
				% of GFA subject to overall 10% cap:	9.441%			0.000%

OVERALL PR/SC CALCULATION

PLOT RATIO AND SITE COVERAGAE CALCULATION	UNDER BUILDING (PLANNING) REGULATION
CLASS OF SITE	C
BUILDING HEIGHT (m):	85.050 (95.050 - 10.000)
MEAN STREET LEVEL (mPD):	10.000
SITE AREA (m²)	793.760
PERMISSIBLE DOMESTIC PLOT RATIO:	10
PERMISSIBLE NON-DOMESTIC PLOT RATIO:	15
PERMISSIBLE DOMESTIC SITE COVERAGE (%):	40
PERMISSIBLE NON-DOMESTIC SITE COVERAGE OVER 15m (%):	65
PERMISSIBLE NON-DOMESTIC SITE COVERAGE NOT EXCEEDING 15m (%):	100
PROPOSED DOMESTIC GFA (m²):	4122.438
PROPOSED NON-DOMESTIC GFA (m²):	422.448
PROPOSED NON-DOMESTIC PLOT RATIO:	422.448 / 793.760 = 0.532 (≤ 15) (ok)
REMAINING DOMESTIC PLOT RATIO AFTER RESIDUAL:	(15 - 0.532) x 10 / 15 = 9.645
PROPOSED DOMESTIC PLOT RATIO:	4122.438 / 793.760 = 5.194 (≤ 9.645) (ok)
PROPOSED DOMESTIC SITE COVERAGE OVER 15m (%):	24.016
PROPOSED DOMESTIC SITE COVERAGE NOT EXCEEDING 15m (%):	0.000
PROPOSED NON-DOMESTIC SITE COVERAGE OVER 15m (%):	0.000
PROPOSED NON-DOMESTIC SITE COVERAGE NOT EXCEEDING 15m (%):	48.458
PROPOSED NON-DOMESTIC SITE COVERAGE NOT EXCEEDING 15m (%):	48.458 ≤ 100 (ok)
PROPOSED DOMESTIC SITE COVERAGE OVER 15m:	24.016 ≤ 40.000 (ok)